Residential & Commercial Sales Worksheet

Cnty No.	Во	ok		Page		8	Sale	Date	School District Code												
91	20	23	Į	563		3/	24	/2023	Base:	91.	-0	074	Affi	iliateo	d:		U	nifie	d:		
Location	ID	Sale	Num	ber	U	seabil	ity	& Code#						Par	cel N	umber					
0003034	100	;	80			4		11	GeoCde	Т	wn	Rng	Sec	ct (Qrt	Subdiv	Are	ea	Blk	Pa	arcel
	Da	ate of Sa	ıle As	sessed	l Va	lue			4133			00			0	20005		C	09	00	000
Land		Imp	rover	nents			To	otal		Date of Sale Property Clas						Classifi	sification Code				
3	,730		122	2,59	0		1	.26,320	Status		Property Type Zoning					Locatio	n	City Size Parce		el Size	
Assessor Lo	cation:	BLUE	HII	LL (I	3H)				A) 1		B)	03		C)	3	D) 1	E	0 6	5	F)	1
								Residentia			ŀ	Commercial									
	Mul	tiple Imp	rover	nents:	Multiple. Improvements. :						Multiple. Improvements. :										
		Constru	uction	Date:	Cons	struction	Dat	e :				Construc	tion D	Date:		2001					
			Tanada isa	Floor:	Floo	r Sq. Ft.	:					Floor Sq	Ft. :		7	,500					
		Building	g Cost	t New:	Cost	t:						Cost:			673	,575					
Single Family Style:					Res	identia	l Co	ndition:				Comme	rcial	Occu	ıpanc	y Code:					
(100) □ Mobile Home					(10)) 🛮	Wo	orn Out			_	Primary	: 34	40	Otl	herl:		Oth	ner2:		
(101) □ One	e Story				(20)) 🗆	Bac	dly Worn				Commercial Construction Class: 5									
(102) 🗆 Two	o Story				(30) Average						(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl					(40)) 🗆	Go	od .				(2)	l Re	inforc	ced Co	oncrete F	ame				
(104) 🗆 11/					(50)) 🗆	Ver	ry Good			_	(3)	l Ma	asonry	y Bear	nng Walls					
(111) □ Bi-I				-	(60)) 🗆	Exc	cellent			_	(4) E	1 W	ood o	r Stee	l Framed	Ext. V	Walls			
(106) 🗆 Oth											_	(5) 🗷	I Me	etal Fr	rame a	and Walls					
Townhouse or		Style:			Residential Quality:						_			le Fra	me						
(301) 🗆 One							Lov				_	Cost Ra					Cond	lition:			
(302) 🗆 Two							Fair				4	(10)					(10)				
(307) 🗆 11/			<u> </u>) 🗆		erage			4	(20) 🗷					(20)				
(308) 🗆 Spli					(40) □ Good						_							Æ A		ŗe	
(309) 🗆 21/					(50) 🗆 Very Good											<u>`</u> :					
(304) □ One			1		(60) 🗆 Excellent					1				-							
(305) 🗆 Two	Story D	ruplex			<u></u>												(60)	□ E	xcelle	ent	
Assessor's								:					<u>. </u>								
Assessor Co			eason	for A	djus	tment	:														
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NEBRASKA

Good Life. Great Service.

FORM 521

Real Estate Transfer Statement

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

The deed wi	I not be recorded unless	this statemen	t is signed and iten	ns 1-25 are accurately	y completed.	
	County Number		3 Date of Sale/Transfe		Date of Deed Mo 03 Deed	24 v. 2023
WEBSTE	The second se			24 Yr. 2023	1410 Day .	Yr
5 Grantor's Name, Address, and Telephi Grantor's Name (Seller)	-	•	Grantee's Name (Buy	ver)		
Timothy F. Thramer and Lorra	aine M. Thramer		Blue Hill Comm	nunity Foundation		
Street or Other Malling Address 620 West Hynes Ave.			Street or Other Mailin PO Box 65	ig Address		
City O'Neill	State NE	Zip Code 68763	City Blue Hill		State NE	Zip Code 68930
Phone Number			Phone Number		601 (c)(3) organizat tee a 509(a) found	tion? V Yes No
Email Address NA			NA Email Address NA	it res, is the grain	too a oostal loak	1400113 188 140
7 Property Classification Number, Che	rk one hov in categories A au	nd B. Chack C If	<u> </u>	ble home		
(A) Status	A One DOX III DBIOGOTIOS A di		Property Type	DIR HORIOS		(C)
✓ Improved Single Fam	ly Industrial	\-\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Mineral Interests-No	onproducing	State Assessed	Mobile Home
Unimproved Multi-Family	Agricultural	Ī	Mineral Interests-Pro	educing	Exempt	_
Oommercia	Recreational					
8 Type of Deed Conservator		**************************************	nd Contract/Memo	Partition She		Other
Bill of Sale Corrective Cometery Death Certificate	<u> </u>	ement Lea cutor Min	use	· 	st/Trustee rranty	
	Type of Transfer Distrib					nsfer on Death
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easen		Life Estate	Sale		stee to Beneficiary
Buyer Seller No	Court Decree Exchar	<u></u>	or Trust Partition	Satisfaction of		er (Explain)
11 Was ownership transferred in full? (If No	, explain the division.)				r same use? (If N	o, state the intended use.)
Yes No				Yes No		
13 Was the transfer between relatives, or if			tives? (If Yes, check the 'artnership, or LLC	e appropriate box.)	☐ Othe	•
	and Sisters	Grandparents	•	Spouse		
☐ Ex-spou	=	Parents and Ch		Step-parent and Ste	p-child	
14 What is the current market value of the	eal property?		15 Was the mortgage	e assumed? (If Yes, state	the amount and ir	iterest rate.)
\$94,255			Yes 🗹	No \$		%
16 Does this conveyance divide a current p	arcel of land?			ugh a real estate agent or e company contact.)	a title company? Yes	(If Yes, include the name
18 Address of Property 554 West Gage Street Blue Hill, NE 68930			19 Name and Addres Same as gra	ss of Person to Whom the INT CC .	Tax Statement Sh	ould be Sent
	Vacant land					
20 Legal Description (Attach additional pag	es, if needed.)					
All that part of Lots Twenty-F the West 6.00 feet of said Lo Nebraska.	our (24) and Twenty-l Twenty-Four (24) in	Five (25), Le Block Nine (ess the East 1.50 (9), in the Origin	Ofeet of said Lot T al Town of Blue H	Twenty-Five lill, Webster	(25) and less County,
21 If agricultural, list total number of acres	ransferred in this transaction _	NA NA				
22 Total purchase price, including any		• • • • • • • • • • • • • • • • • • • •		*******	22 \$	1,00
23 Was non-real property included in th	e purchase? lar amount and attach itemi	izad liet \ feaa i	netriations)		23 \$	
			naudellonaj	••••••	23 \$ 24	4.00
24 Adjusted purchase price paid for n	i i	•		/	24	1μ00
25 If this transfer is exempt from the o	locumentary stamp tax, list	t the exemption	number_76-902(2	25) 4.		
Under penalties of la	w, I declare that I have examination that it is a statement of the stateme	ned this statemer	nt and that it is, to the	best of my knowledge ar	nd belief, true, co	mplete, and (402) 834-3300
Print or Type Name of Gran	eor Authorized Representativ	ve				Phone Number
sign 9	_			Attorney at Law		3/20/23
here Signature of Grantee or Aut	norized Representative	,	Title			Date
		Deed's Use On		_		For Dept. Use Only
ラーラ カーシスト	7 Value of Stamp or Exempt N	umber	28 Recording Data	د ایم لا	-	
Mo. 5 Day 50 Yr. 05	\$ txempt#4		DL/3033	563		
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 9:	3-269-2008 Rev. 6-2019			J 1	winonzed by Neb. Fi	ev. Stat. §§ 76-214, 77-1327(2)

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/30/23

By AS \$ Ex025

Bk 2023, Pg 563

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of March A.D., 2023, at 01:50 o'clock PM. Recorded in Book 2023 on Pages 563-564

Sind Lynder A

County Clerk

Fee: \$16.00 By: AS Deputy

Electronically Recorded

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

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED REPLACES THE WARRANTY DEED RECORDED ON THE 24TH DAY OF FEBRUARY 2023 AND RECORDED IN BOOK 2023 ON PAGES 335-336 OF THE WEBSTER COUNTY REGISTER OF DEEDS, WEBSTER COUNTY, NEBRASKA.

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

All that part of Lots Twenty-Four (24) and Twenty-Five (25), Less the East 1.50 feet of said Lot Twenty-Five (25) and less the West 6.00 feet of said Lot Twenty-Four (24) in Block Nine (9), in the 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 subject to easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Timothy F. Thramer, Grantor	Lorraine M. Thramer, Grantor
STATE OF NEBRASKA)	
COUNTY OF HOH) ss.	
The foregoing instrument was acknowledge 2023, by Timothy F. Thramer and Lorraine 3	
GENERAL NOTARY - State of Nebraska VANESSA R. FRICKEL My Comm. Exp. August 19, 2026	Notary Public Notary Public Vanus & Frickel Printed Name

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Da	ite					Sch	100l Di	isti	rict Code	School District Code					
91	20	23	574		3/2	24/2	023	Base: 9	91-0	0074		Affili	iated:			Un	ified:				
Location	D	Sale N	umber		Useabili	ity & (Code#]	Parcel	N	umber	iber					
0003035	500	8	1		4		12	GeoCde	Tw	n Ri	ng	Sect	Qrt		Subdiv	Area	Blk	Parcel			
	D	ate of Sal	e Assesse	d V	alue			4133				00	0		20005		000	0000			
Land		Impr	ovement	;		Total			Date of Sale Property Classification							Code					
2	,250		63,6)5	5 65,855			Status	atus Property			operty Type Zoning Lo		Location	tion City Size		Parcel Size				
Assessor Lo	cation:	BLUE	HILL	(BH	BH)			A) 1	В) 0	03		C) 3		D) 1	E)	6	F) 1			
					Residential					Commercial											
	Mul	tiple Impr	ovements	: M	ultiple. Imp	proveme	nts.:			Multi	Multiple. Improvements. :										
		Constru	ction Date	: C	onstruction	Date:				Cons	tructi	on Da	te:		1890						
			Floor	: Fl	oor Sq. Ft.	:				Floor	Sq. 1	Ft. :			, 625						
Building Cost New			: C	ost:					Cost	:		39	92	, 625							
Single Family Style:				R	esidentia	l Condi	ition:	·						ne	y Code:						
(100) Mobile Home					10) 🗆	Wom	Out			Primary: 319 Other1: Other2:											
(101) 🗆 On	e Story			(2	20) 🗆	Badly '	Worn			Commercial Construction Class: 3											
(102) □ Tw	o Story			(3	(30) ☐ Average						(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(4	40) 🗆	Good				(2)		Reir	ıforced	Co	ncrete Fra	me					
(104) 🗆 11.				(:	50) 🗆	Very C	ood.			(3)	3	Mas	опту Ве	ear	ing Walls						
(111) □ Bi-				(6	60) 🗆	Excelle	ent			(4)		Woo	od or St	eel	Framed E	xt. W	alls				
(106) □ Oth	ner		- 1									Met	al Fram	e a	nd Walls						
Townhouse o	r Duplez	x Style:		R	Residential Quality:					(6)			Frame								
(301) 🗆 On	-			+ -		Low				Cost		ık:				Condi	ion: 20)			
(302) 🗆 Tw				+		Fair				(10)		Low			`		∃ Worn				
(307) 🗆 11/				_		Averag	ge			(20)		Ave					El Badly				
(308) □ Spl			.	+		Good										☐ Avera	ge				
(309) 🗆 2 1/			i	 		Very C		-		(40) ☐ High (40) ☐ Good											
(304) □ On				10	60) 🗆	Excelle	ent	······································		ļ] Very	-			
(305) 🗆 Tw	o Story I	Juplex		<u>.l.</u>	·	· · · · · · <u>·</u>				7						60) L] Excell	ent			
Assessor's																					
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Comments	from								۵	mont~					- · · · · · · · · · · · · · · · · · · ·						
Comments from 000303500					····-		W -11/2/200	•	COM)	ments	•										
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NEBRASKA

Nebraska Department of Revenue

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

Real Estate Transfer Statement

FORM 521

Good Life, Great Service To be filed with the Register of Deeds.
 Read Instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name County Number 3 Date of Sale/Transfer 4 Date of Deed No._03 Mo. 03 24 y ... WEBSTER - 91 Ďay. _ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy F. Thramer and Lorraine M. Thramer Grantée's Name (Buyer). Blue Hill Treasure Trove, Inc. Street or Other Malling Address 620 West Hynes Ave. Street or Other Mailing Address 522 West Gage Street State Zip Code 68763 City Blue Hill City O'Neill State NE 68930 Phone Number is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number NA NA Email Address NA Email Address NA 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mabite Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OU ✓ Commercial Recreational Conservator 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Lease Easement Personal Rep. Trust/Trustee ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Irrevocable Trust Revocable Trust 10 Type of Transfer Foreclosure Transfer on Death **✓** Gift Life Estate Auction Easement Sale Trustee to Beneficiary Court Decree Exchange Buyer Seller W No Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$60.860 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ₩ No ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 554 West Gage Street Same as grantee. Blue Hill, NE 68930 18a No address assigned 18h | Vacant land 20 Legal Description (Attach additional pages, if needed.) All that Part of Lots Twenty-Seven (27) and Twenty-Six (26) and the East 1.50 feet of Lot Twenty-Five (25) in Block Nine (9), in the 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 1¹.00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 1,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{76-902(25)}{1}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Matthew D. Baack (402) 834-3300 Print or Type Name of Graptee or Authorized Representative Attorney at Law Signature of Ofantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number

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

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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/30/23

\$ Ex025 By AS

Bk 2023, Pg 574

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 02:09 o'clock PM. Recorded in Book 2023 on Pages 574-575

Sindlepudde

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

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

WARRANTY DEED

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

All that Part of Lots Twenty-Seven (27) and Twenty-Six (26) and the East 1.50 feet of Lot Twenty-Five (25) in Block Nine (9), in the 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 subject to easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED.

-

Timothy F. Thramer, Grantor

Lorraine M. Thramer, Grantor

TATE OF NEBRASKA)
COUNTY OF HOH) ss.
The foregoing instrument was acknowledged before me on the 24 day of March
023, by Timothy F. Thramer and Lorraine M. Thramer, husband and wife, Grantor.
GENERAL NOTARY - State of Nebraska VANESSA R. FRICKEL My Comun. Exp. August 19, 2028 Notary Public
Vanessa R Frickel

Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	Sal	e Date	School District Code										
91	20	23	582	3/20	/2023	Base: 6	65-00	11	Αff	iliated:			Unif	ied:		
Location	Ю	Sale	Number	Useability	& Code#					Parce	ΙN	umber				
0011089	900		82	4	05	GeoCde	Twn	Rng	Se	ect Qr	t	Subdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value		4375	2	9	1	8 3		00000	1	000	6:	136
Land		Imp	provements	Т	otal		Date of Sale Property Classification Cod							Code		
889	9,470 13,900				903,370			erty Ty	pe	Zonin	g	Location	Cit	y Size	Parc	cel Size
		Irrigat	tion Type:			A) 1	B)	. 05		c) 5		D) 3	E)	0	F)	8
LCG			ACRES:	VAI	LUE:		LCG			A	CRI	ES:		VAL	U E :	
IRRIGATE	D 1A1		31.000		168,640	GR	ASSLA	ND 10	Gl							
	1 <i>A</i>		36.000		195,840]	lG							
	2A1	L						20	Gl							
	2A	7						2	2G							
	3A1	I						30	Gl							
	3A							3	3G							
	4A1	Į.	83.700	,	417,665			40	GI							
	4A								1G							
DRYLANI) 1D1	l	6.640		17,265	5	Shelterbe	elt/Timb	рег							
	10		2.300		5,980			Accreti	on							
	2D1	L	-					Was	ste							
	2D		2.690		6,145			Oth								
	3D1	+	19.140		43,735	AG L	AND T	ГОТА	\mathbf{L}	-		3.960		- 8	75,	630
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	4DI	1					F	arm Sit	es		:	1.000			13,	840
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	wellings							Oth								
Outl	ouildings	3			13,900	No	n-AG	ГОТА	$\mathbb{L} $	~	-	6.000			13,	840

Assessor's Adjustment to	Sale Price (+	- or -):		Total Re	capture Value:	
Assessor Comments and Reason	n for Adjustme	ent:				
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& CHILDRE						
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	<u> </u>					
						(Continue on back)

82

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

| 1

521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Yr. 2623 Mo. 3 WEBSTER - 91 Day 20 Day 2 _Yr. 2023 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Steven K. Krueger, Deceased Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address P.O. Box 13 Street or Other Mailing Address Zip Code 68930 City Blue Hill State City Zip Code Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 469-3540 Phone Number (402) 469-3540 Yes Yes 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved ✔ Agricultural Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Lease Corrective Fasement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer **✓** Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller No Court Decree Other (Explain) Exchange **Grantor Trust** Partition Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. No undivided interest ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$242,898 ✓ No Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Debra Krueger P.O. Box13 Blue Hill, NE 68930 18a V 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 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(15) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Debra Krueger (402) 469-3540 Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee 3-27-23 Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data 582 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

GRANTEES:

Debra Krueger P.O. Box 13 Blue Hill, NE 68930 402.469.3540

Carisa Cox P.O. Box 522 Blue Hill, NE 68930 402.469.3540

Jessica Reyes 1902 Cypress Way Pleasant Hill, MO 64080 402.469.3540

Joshua Krueger P.O. Box 13 Blue Hill, NE 68930 402.469.3540

LEGAL DESCRIPTION:

All of *Grantor's undivided one-fourth remainder interest* (\$233,170.00) in:

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

All of Grantor's undivided one-eighth remainder interest (\$9,728.37) in:

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska,

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of (10m | A.D., 20 3 at 3:34
o'clock AM Recorded in Book 2023
on Page 582

County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-3-a3
\$Exant*5 by GA

Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

DEBRA KRUEGER, PERSONAL REPRESENTATIVE OF THE ESTATE OF STEVEN K. KRUEGER, DECEASED, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEES, conveys to GRANTEES, DEBRA KRUEGER, a single person, CARISA COX, a married person, MELISSA L. STOLLEY, a married person, and JOSHUA KRUEGER, a single person, all of the Deceased's undivided remainder interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW $\frac{1}{4}$) of Section 18, Township 2 North, Range 9 West of the 6^{th} P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{2}$) of Section 36, Township 4 North, Range 10 West of the 6^{th} P.M., Webster County, Nebraska,

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

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed	march.	27, 2023.
		THE ESTATE OF STEVEN K. KRUEGER, DECEASED
	BY:	_ Debra Louga
		DEBRA KRUEGER, Personal
		Representative of the Estate of
		Steven K. Krueger, Deceased
STATE OF NEBRASKA)	
COUNTY OF ADAMS)ss.)	
^ -		owledged before me on

GENERAL NOTARY - State of Nebraska DEBBRA L. WEBER My Comm. Exp. October 14, 2024

Steven K. Krueger, Deceased, Grantor.

Molecus AUJela Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Î	Page	Sal	e Date	School District Code										
91	20	23		583	3/22	/2023	Base: 9	91-00	02	Aff	iliate	ed:		Unified:			
Location I	D	Sale	Nur	nber	Useability	& Code#					Pa	rcel N	umber				
0022021	00	:	83		4	05	GeoCde	Twn	Rng S		ct	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of Sa	ale A	ssessed V	Value		4493	1	12	8	3	4	00000	1	000	0000	
Land		Imp	rove	ments	Т	otal		Sale	Pro	perty	Classific	ation Code					
221,	125					221,125	Status	Proj	erty Ty	ре	Ze	oning	Location	Cit	y Size	Parcel Size	
		Irrigati	on T	ype:			A) 2	B)	05		0)	5	D) 3	E)	0	F) 9	
LCG		A	CR	ES:	VAI	LUE:		LCG				ACR	ES:		VALU	u e:	
IRRIGATEI) 1A1						GR	ASSLA	ND 10	G1			5.200			7,280	
	1A]	ιG		2	3.500			32,900	
	2A1								20	G1	31.000			000 43			
	2A								2	2G		·					
	3A1								30	Gl							
	3A								3	3G							
	4A1								40	GI							
	4A		:							4G							
DRYLAND	1D1		į	5.000		13,000	£	Shelterbe	elt/Timb	рег							
	1D								Accreti	on							
	2D1		13	3.610		35,385			Was	ste		3	5.700			9,995	
	2D		1:	1.390		26,025			Oth	ег							
	3D1						AG L	AND 7	ГОТА	\mathbf{L}		15	8.000		2	21,125	
	3D								Roa	ds			2.000				
	4D1							F	arm Sit	es							
	4D		32	2.600		53,140		Н	ome Sit	es							
	Jakon.					Resident Control		R	Lecreation	on							
	wellings	 	P E						Oth								
Outb	uildings		į				No	n-AG	ГОТА	\mathbf{L}			2.000				

Assessor's Adjustmen	t to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and I	Reason for Adjustment:			
WD; DEED BETWEEN	N BROTHERS TRANSFER	PROPERTY TO LI	C	
Comments from		Comm	ents:	
002202100				
				-
				(Continue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

DEPARTMENT OF REVENUE	monai space is needed, add an attachi	ment and identity the applicable item no	mber.							
The deed wil	not be recorded unless this statemen	t is signed and items 1-25 are accurately	y com	pleted.						
	2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTE	R - 91	Mo. 03 Day 22 Yr. 2023 Mo. 03 Day 22 Yr. 2023								
5 Grantor's Name, Address, and Telepho	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Mark A. Arneson and Marion	A Arneson	Grantee's Name (Buyer) Walnut Creek BLuff Farm, LLC, a NE limited liability company								
Street or Other Mailing Address 518 Lincoln St.	7.4.7.4.1.00071	Street or Other Mailing Address 518 Lincoln St.								
City Wayne	State Zip Code NE 68787	City Wayne	State NE		Zip Code 68787					
Phone Number (402) 369-1428		Phone Number (402) 369-1428 Is the grantee a 5								
Email Address		[402] 369-1428 If Yes, is the grantee a 509(a) foundation? Yes VN Email Address								
7 Property Classification Number. Chec	ck one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status	(B)	Property Type			(C)					
Improved Single Fami	ily Industrial	Mineral Interests-Nonproducing	State A	ssessed	Mobile Home					
Unimproved Multi-Family	√ Agricultural	Mineral Interests-Producing	Exemp	t	# No.					
OLL Commercial Recreational										
8 Type of Deed Conservator Bill of Sale Corrective										
Cemetery Death Certificate	Transfer on Death Executor Min	neral Quit Claim V Wa	rranty							
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?									
Buyer Seller No	Company Compan	or Trust Partition Satisfaction of C	Contrac	t 🗸 Othe	r (Explain) to LLC					
11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)										
✓ Yes No ✓ Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)										
		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	eal property?	15 Was the mortgage assumed? (If Yes, state t	the amo	ount and inte	•					
\$217,360 16 Does this conveyance divide a current p	arcel of land?	Yes No \$	a title c	omnany2 (I	f Ves. include the name					
Yes No	arcer or rand:	_ f th titl titl	Yes	ompany: (i	V No					
18 Address of Property		19 Name and Address of Person to Whom the	Tax Sta	tement Sho	uld be Sent					
		Walnut Creek Bluff Farm, LLC (c/o Marion A. Arneson)								
		518 Lincoln St.								
18a ✓ No address assigned 18b		Wayne, NE 68787								
20 Legal Description (Attach additional pag	es, if needed.)									
The Southeast Quarter (SE1/4) of Section Eight (8),	Township One (1) North, Ra	ange	e Twelv	e (12), West					
of the 6th P.M., Webster										
21 If agricultural, list total number of acres t	ransferred in this transaction160	·								
. ,	liabilities assumed		22	5	0.00					
23 Was non-real property included in the Yes ✓ No (If Yes, enter dol	e purchase? lar amount and attach itemized list.) (<u>see i</u>	netructions)	23	\$						
	eal estate (line 22 minus line 23)			\$ 0,00						
		E/h)	24		0,00					
	ocumentary stamp tax, list the exemption	nt and that it is, to the best of my knowledge an	d helio	f true com	nlete and					
correct, and that I am duly a	thorized to sign this statement.	in and that it is, to the best of my knowledge an	id belle	i, ii de, com						
Marion A. Arneson	ee or Authorized Representative				(402) 369-1428					
sign Print or Type Name of Grant	Parision Authorized Representative	Manager for Grantee	Phone Number 03/22/2023							
here Signature of Grantee or Aut	norized Representative	Title			Date					
	Register of Deed's Use On	nly			For Dept. Use Only					
	7 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 4 Day 3 Yr. 23	\$ Exempt # Sb	BK2023, H2 583.								
Nebraska Department of Revenue		1 9 9 9 9	uthorized	by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)					

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a comembers of the same family or a partnership or limited owned by members of the same family family, and all shof the partnership or limited liability company are family the fourth degree of kindred?	liability company where all interest is areholders of the corporation or members y members related to one another within
If No, is conveyance between two family entities where a owned by members of the same family and all owners ar within the fourth degree of kindred?	re family members related to one another
Note: An entity, as Grantor or Grantee, whose stock of another entity is not eligible for this exemption.	or interest is owned in whole or in part by
Grantors (If entity, provide name of entity and list all members in table below	w. If individuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Mark A. Arneson	1
Marin A. Arneson	
Grantees (If entity, provide name of entity and list all members in table belo	ow. If individuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Muck A Anger	
Marion A. Arneson	1
(Walnut Greek Bluft	F
Farm, LLC	
Under penalties of law, I declare that the information provide details of the conveyance information described above.	ed above is true, complete, and correct and that I am familiar with all of the relevant
I further certify that documentation that supports this exemp	otion is available for inspection at any time by the Nebraska Department of Revenue.
sign Elferen a Com	Grantor 3/22/23
here Grantor or Grantor Representative	Title Bate 3/22/27 Title Crantee 3/22/27 Title Date
Grantee or Grantee Representative	Title Date

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

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of for A.D., 2033, at 0:44 o'clock A.M. Recorded in Book 2033 on Page 503 504 County Clerk 16.50 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY								
STAMP TAX								
Date 473-23								
\$ Exempt# 50 By aD								

Prepared by: John C. Ehrich, 1419 Dakota Ave. Box 215, South Sioux City, NE 68776 Phone: (402) 412-2080

WARRANTY DEED

Mark A. Arneson and Patricia A. Decker, husband and wife, and Marion A. Arneson, a single person, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Walnut Creek Bluff Farm, LLC, a Nebraska limited liability company, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section Eight (8), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

Grantors covenant (jointly and severally, if more than one) with Grantee that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants 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 this 22 day of March, 2023.

Mark A. Arneson

Marion A. Arneson

Patricia A. Decker

STATE OF TEXAS, COUNTY OF TARRANT, ss.

The foregoing instrument was acknowledged before me on March 22, 2023, Mark A. Arneson and Patricia A. Decker, husband and wife.

NATHANIEL W SIZER Notary ID #126199807 My Commission Expires November 14, 2023

Notary Public

STATE OF NEBRASKA, COUNTY OF DAKOTA, ss.

The foregoing instrument was acknowledged before me on March $/4^{el}$, 2023, Marion A. Arneson, a single person.

GENERAL NOTARY - State of Nebraska
JOHN C. EHRICH
My Comm. Exp. July 1, 2023

Motary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok		Page	Sale	Date	School District Code										
91	20	23		592	3/31	3/31/2023			02	Aff	iliated:			Unified:			
Location	Ю	Sale Number Useability & Code #		Parcel Number													
0019109	001910900 84		1		GeoCde	Twn	Rng	Se	ct Q	t	Subdiv	Area	Blk	Parcel			
	Date of Sale Assessed Value				growth and the second	4371	2	11	2	7 1	.	00000	1	000	8765		
Land		Improvements Total				otal		D	ate of	Sale	Prope	rty	Classifica	tion (Code		
47	,840		17	1,055	2	218,895	Status	Proj	erty Ty	рe	Zonir	ıg	Location	Cit	y Size	Parcel Size	
		Irrigat	ion I	уре:	•		A) 1	B)	05		c) 5	i	D) 3	E)	0	F) 7	
LCG ACRES: VALUE:						LCG			A	CR	ES:		VAL	U E :			
IRRIGATE	ED 1A1						GR	ASSLA	ND 10	G1							
	1A						1G										
	2A1						2G1										
	2A							2G									
	3A1								30	Gl							
	3A								3	3G							
	4A1						4G1										
	4A						4G						9.000	9,000			
DRYLANI) 1D1						5	Shelterbe	lt/Timb	рет							
	1D								Accreti	on	•						
	2D1								Was	ste							
	2D	ļ							Oth								
	3D1		······				AG L	AND T	ГОТА	${f T}$			9.000			9,000	
	3D)							Roa	ds							
	4D1							F	arm Sit	tes			1.000			13,840	
A Warrant Carrier was proper to the	4D) 	Tip average A		September 1984 the one of the september 1984			Н	ome Sit	tes		:	1.000			25,000	
		1000						R	Lecreati	on							
	wellings		Î		1	.33,935			Oth								
Outl	ouildings		į			37,120	Noi	1-AG	ГОТА	$\mathbb{L}ig $			2.000			38,840	

Assessor's Adjustment to	Sale Price (+ or -):	Total Re	capture Value:	
Assessor Comments and Reas	on for Adjustment:	· · · · · · · · · · · · · · · · · · ·		
WD		 		
Comments from	•	Comments:		
001910900				
			(Continue on bac	:k)

NEBRASKA

Real Estate Transfer Statement

84

FORM **521**

Good Life, Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 03_ Day _ Mo. 03 Day 31 Yr. WEBSTER - 91 Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Loretta E. Kowalski Douglas Herman and Jennifer Herman Street or Other Mailing Address 524 N. 13th St. Street or Other Mailing Address 1090 Road J Zip Code 68370 City Hebron Zip Code 68970 City Red Cloud State NE Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (605) 464-1146 Yes Email Address N.A. Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Sheriff Distribution Land Contract/Memo Partition Othe Bill of Sale Corrective Trust/Trustee Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Quit Claim Executor Mineral **√** Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift Life Estate √ Sale Trustee to Beneficiary Buyer ☐ Seller 🗸 No Other (Explain) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$280,500 **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1090 Road J See Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Atlach additional pages, if needed.) See Exhibit "A" 21 If agricultural, list total number of acres transferred in this transaction 22 280.500¹00 23 Was non-real property included in the purchase? Yes 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) 280,500100 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. Kellev (402) 463-4198 Print or Type Name of Gra Phone Number Closing Dept. Manager 03-31-2023 Signature of Grantee or Authoriz Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data S Day 9,2 **RK 9093** Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes

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

Exhibit "A"

A tract of land located in the Northeast Quarter (NE½) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said NE½ which is the True Point of Beginning; thence S00°00′00″W, along the East line of said NE½, 494.95 feet; thence N83°34′05″W, along the centerline of the county road, 858.00 feet; thence N45°25′30″W, along the centerline of the county road, 611.16 feet; thence S88°39′40″E, along the north line of said NE½, 1288.30 feet to the Point of Beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/03/23 \$ 632.25 By AS

State of Nebraska

County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of April A.D., 2023, at 08:58 o'clock AM. Recorded in Book 2023 on Page 592

Bk 2023, Pg 592

ally second

County Clerk

Fee: \$10.00 Bv: AS Deputy Electronically Recorded

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

Warranty Deed

The Grantor, LORETTA E. KOWALSKI, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to DOUGLAS HERMAN AND JENNIFER HERMAN, 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):

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said NE1/4 which is the True Point of Beginning; thence S00°00'00"W, along the East line of said NE1/4, 494.95 feet; thence N83°34'05"W, along the centerline of the county road, 858.00 feet; thence N45°25'30"W, along the centerline of the county road, 611.16 feet; thence S88°39'40"E, along the north line of said NE¼, 1288.30 feet to the Point of Beginning.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is 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) has legal power and lawful authority to convey the same;

My Comm. Exp. September 27, 2024

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

Executed 03-31-2023 Loretta E. Kowalski by Joan Johnson, attorney-in-fact STATE OF NEBRASKA COUNTY OF AdamS , 2023, before me personally appeared Joan Johnson, attorney-in-fact for Loretta E. Kowalski. GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY

Agricultural Land Sales Worksheet

Cnty No.	Во	ok]]	Page	Sale Date S					School District Code							
91	20	23	- 6	615	11/	5/2012	Base: 9	Base: 91-0074 Affiliated:						Unified:			
Location	ID	Sale	Num	ber	Useabilit	y & Code #	Parcel Number										
0017119	900		85		4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Pa	ırcel
	D	ate of Sa	ıle As	ssessed \	Value		4133	4	10	1	7	1	00000		000	00	00
Land		Improvements Total				D	ate of	Sale	Pro	perty	Classific	ation (Code				
63	,830		73	3,460		137,290	Status	Proj	perty Ty	рe	Zo	oning	Location	Cit	y Size	Parc	el Size
		Irrigati	on Ty	pe:	•		A) 1	B)	01		C)	5	D) 2	E)	0	F)	7
LCG ACRES: VALUE:						LCG				ACR	ES:		VAL	UE:			
IRRIGATE	ED 1A1						GR	ASSLA	ND 10	G1							
	1A						1G										
	2A1						2G1										
	2A						2G										
	3A1								30	Gl							
	3A							3G									
	4A1						4G1										
	4A						4G										
DRYLANI) 1D1						5	Shelterbelt/Timber									
	1D	_	·						Accreti	on							
	2D1								Was	ste							
	2D								Oth								
	3D1						AG L	AND '	ГОТА	\mathbf{L}		·					
	3 D								Roa	ds			1.140				
	4D1							F	arm Sit	tes			1.000			13,	
All the Control of th	4D	Jensey september en	AYON, NEWSON	ongoogeneral members					ome Sit	_			9.010	49,990			990
								F	Recreati	on							
	wellings					61,575			Oth								
Out	buildings					11,885	Non-AG TOTAL			\mathbf{L}		1	1.150			63,	830

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason	on for Adjustment:		
WD; TRANSFER LIFE	ESTATE		
Comments from		Comments:	
001711900			
		(0	Continue on back)

Real Estate Transfer Statement



FORM

Good Life. Great Service

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2012 Mo. __11 __ Day _ WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ashley R Kerr Grantor's Name (Seller) Donna L Kerr Street or Other Mailing Address 1487 Road Y Street or Other Mailing Address 1782 Road 1400 City Blue Hill State Zip Code 68930 Zip Code 68930 Blue Hill ✓ No ✓ No Phone Number 402-460-8622 Phone Number 402-705-4331 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Unimproved Mineral Interests-Producing Exempt Multi-Family Agricultural IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep Death Certificate - Transfer on Death Quit Claim ✓ Warranty Cemetery Executor Mineral Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Trustee to Beneficiary Auction Easement Gift ✓ Life Estate Sale Exchange) by buyer or seller? Buyer Seller No Partition Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No Only Life Estate Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$ 169,365 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantor 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Attachment A 21 If agricultural, list total number of acres transferred in this transaction 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 4-3-2023 Sonja L Krueger POA of Donna L Kerr Print or Type Name of Grantee or Authorized Representative Phone Number 4024608622 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Attachment A

BEGINNING AT THE NORTHEAST (NE) CORNER OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 5™ P.M.; THENCE SOUTH ON THE EAST LINE OF SECTION SEVENTEEN (17) A DISTANCE OF 496 FEET; THENCE WEST 980 FEET; THENCE NORTH 496 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION SEVENTEENT (17); THENCE EAST ALONG THE NORTH LINE 980 FEET TO THE POINT OF BEGINNING.

Dener of Meniages (CC
County of Webster 333.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Horil A.D., 20 23, at 11:38
o'clock AM. Recorded in Book 2013
on Page 615
abbey Haria County Clerk
10.00 O O Deputy

State of Nobella 3

_Comp

ind_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-3-23
\$ 24.75 By (1)

WARRANTY DEED

Donna L Kerr, Grantor, in consideration of one dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to Ashley R Kerr, Grantee, her Life Estate in the following described real estate, (as defined in Neb. Rev. Stat. 76-201)

BEGINNING AT THE NORTHEAST (NE) CORNER OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6" P.M.; THENCE SOUTH ON THE EAST LINE OF SECTION SEVENTEEN (17) A DISTANCE OF 496 FEET; THENCE WEST 980 FEET; THENCE NORTH 496 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION SEVENTEENT (17); THENCE EAST ALONG THE NORTH LINE 980 FEET TO THE POINT OF BEGINNING.

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

- a. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. 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 on April 3, 2023

Donna L Kerr by Sonja L Krueger POA

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing Warranty Deed was acknowledged before me on 3 day of April, 2023, by Sonja L Krueger POA Donna L Kerr.

GENERAL NOTARY - State of Nebraska
TAMARA L. SCHEUNEMAN
My Comm. Exp. August 28, 2025

Notary Publi

Agricultural Land Sales Worksheet

Cnty No.	Во	ok .		Page	Sale	Date	School District Code								
91	20	23		645	2/1,	/2023	Base: 9	1-00	02	Affi	iated:		Unified:		
Location	ID	Sale	Nu	mber	Useability	Parcel Number									
0014024	101		86		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	BIk	Parcel
	Date of Sale Assessed Value					4489	1	10	5	0	00000	1	000	3705	
Land		Imp	rov	ements	Te	otal	Date of Sale Property Classification Code								
102	,360					102,360	Status	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size
		Irrigat	ion	Гуре:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9
LCG ACRES: VALUE:					LCG			ACR	ES:		VAL	ڌ:			
IRRIGATE	D 1A1						GRASSLAND 1G1			G1					
	1A						1G			lG		4.200			2,100
	2A1			<u> </u>			2G1			G1		3,395			
	2A						2G			2G	1	6,390			
	3A1						3G1		G1						
	3A						3G		3G						
	4A1							4G1		G1		1.080	540		
	4A									1G		2,315			
DRYLANI	1D1			7.230		18,800	S	helterbe	lt/Timb	ег					
	1D								Accretic	on		8.220			
<u>-</u> .	2D1	1		6.470		68,820			Was	ste					
	2D						wev.		Oth			 			
	3D1	ļ		<u> </u>			AG L	AND I		_	7	1.400		1	02,360
	3D	.	-						Roa			-			
	4D1	 			9,005.1				arm Sit						
	4D		Zansa s	te ta fur i cer					ome Sit	_					
					4.00			R	ecreatio	on					
	wellings			1					Oth						
Outh	uildings						Nor	-AG T	OTA	$\mathbf{L} $					

Assesso	r's Adjustmen	it to S	Sale Price (+	or -):	Total Recapture Value:					
Assessor	Comments and I	Reason	for Adjustmer	ıt:						
CORP	CORRECTIVE	WD;	TRANSFER	FROM	FAMILY	CORP T	ľO	SELF		
	-									
Commen	ts from	İ				Coi	mme	nents:		
00140	2401									
					-10-10-10-10-10-10-10-10-10-10-10-10-10-			(Continue on back)		





Real Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side.

86

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2023 01 WEBSTER - 91 Day _ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rasser Farms, Inc Grantee's Name (Buyer) Lizabeth L. Rasser Street or Other Mailing Address 632 Road H Street or Other Mailing Address 632 Road H Zip Code 68970 Zip Code City Red Cloud City Red Cloud State NE 68970 Phone Number (402) 746-4165 Is the grantee a 501(c)(3) organization? Yes V No Phone Number (402) 746-4165 If Yes, is the grantee a 509(a) foundation? 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. (C) (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural ✓ Unimproved Mineral Interests-Producing Multi-Family Exempt IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Auction Easement Life Estate Sale Trustee to Beneficiary Yes Satisfaction of Contract Other (Explain) Corrective Deed Court Decree Exchange **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Ex-spouse Parents and 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.) \$83,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Southern Title ✓ Yes No 18 Address of Property Rural 19 Name and Address of Person to Whom the Tax Statement Should be Sent East Hwy 136 same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description All that part of Lots Five (5), Six (6) and Seven (7), in Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying South of the Railroad right-of-way. 21 If agricultural, list total number of acres 0,00 22 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Exempt Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Act 1 A.D., 20 23, at 11:10 o'clock A. Recorded in Book 2023 on Page 645

Abby Harig County Clerk 10:00 You Deputy ind Comp. Assessor Carded

NE	BRASKA DOCL	MENTARY
	STAMP TA	ΑX
Date	4-5-23	
\$ Exec	~0+#4 By_	Ke

CORPORATION CORRECTIVE WARRANTY DEED

Rasser Farms, Inc., a corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and correction of Grantee in Deed recorded in Book 2022, page 284, received from GRANTEE, Lizabeth L. Rasser, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

All that part of Lots Five (5), Six (6) and Seven (7), in Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying South of the Railroad right-of-way.

GRANTOR covenants with 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 February 24, 2023

RASSER FARMS, INC.

Y: Lizabeth I. Rasser Presiden

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 34 2025 by Lizabeth L. Rasser, President of Rasser Farms, Inc.

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

Comm. expires 12-3-3026

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok 🚦		Page	Sale	Date	\$			Se	chool District Code					
91	20	23		653	4/6/	2023	Base: 6	Base: 65-0011 Affiliated:					Unified:			
Location	ID	Sale	Nun	nber	Useability	Parcel Number										
0011089	900		87		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale A	ssessed V	alue		4375	2	9	18	3	00000	1	000	6136	
Land		Imp	rove	ments	Т	otal		D	ate of	Sale	Propert	/ Classifi	cation	Code		
889	,470		1	3,900	9	03,370	Status	Prop	erty Ty	pe	Zoning	Locatio	n C	ty Size	Parcel Size	
		Irrigat	ion T	уре:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 8	
LCG		9 1	ACRI	ES:	VAL	UE:		LCG			ACI	ES:		VALUE:		
IRRIGATE	ED 1A1	Ý	31	L.000	1	.68,640	GR	ASSLA	ND 10	G1						
	1A		3	5.000	1	.95,840	1G			lG						
	2A1						2G1			G1						
	2A								2	2G						
	3A1							3G1								
	3A						3G									
	4A1		83	3.700	4	17,665			40	G1						
	4A									4G						
DRYLANI	D 1D1			5.640		17,265	\$	Shelterbelt/Timber								
	1D			2.300		5,980		-	Accretic	on		···	ļ		·····	
	2D1								Was	\rightarrow						
	2D			2.690		6,145			Oth	<u> </u>						
	3D1	 	19	.140		43,735	AG L	AND T			19	3.960		8	75,630	
	3D						Roads			+		5.000				
	4D1	 		100		00.000	Farm Sites					1.000			13,840	
	4D		12	2.490		20,360	-		ome Sit	-			-			
C. CASTARCAT ASSESS TO LIST AND		1/2 (1/2)	5/4/2/ 1		700 2 -410			R	ecreation	-			 			
)wellings buildings		į.			13,900	No	ı-AG T	Oth FOT A			6.000		<u> </u>	13,840	
			- :			_3,500	1401		OIA	1		3.000			10,040	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE PR DEED OF DISTRIBUTION	Ŋ
Comments from	Comments:
001108900 001718700	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed v	vill not be recorded unless this statemer	nt is signed and items 1-25 are accurate	ly completed.				
1 County Name WEBS	2 County Number TER - 91 ▼	3 Date of Sale/Transfer Mo. 1 Day 1 Yr. 2033	Date of Deed Mo. 4 Day	Vr. 2023			
5 Grantor's Name, Address, and Telep	hone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Estate of Steven K. Krueger	, Deceased	Grantee's Name (Buyer) SEE ATTACHED					
Street or Other Mailing Address P.O. Box 13		Street or Other Mailing Address					
City Blue Hill	State Zip Code NE 68930	City	State	Zip Code			
Phone Number (402) 469-3540			501(c)(3) organization tee a 509(a) founda				
Email Address NA		Email Address NA					
	eck one box in categories A and B. Check C if	property is also a mobile home.					
(A) Status	<u> </u>) Property Type		(C)			
Improved Single Fa Unimproved Multi-Farr IOLL Commerce	illy Agricultural	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home			
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certifica	Easement Lea	ase Personal Rep.	eriff O ust/Trustee arranty	ther			
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No	Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use)						
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 Grandparents and Grandchild Spouse							
14 What is the current market value of the		hild Step-parent and Ste 15 Was the mortgage assumed? (If Yes, state		rest rate)			
\$242,898		☐ Yes		%			
16 Does this conveyance divide a current ☐ Yes No	parcel of land?	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? (If Yes	Yes, include the name No			
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger 41 Sonja Drive Doniphan, NE 68832					
18a No address assigned 18b	Vacant land	Domphan, NE 00032					
20 Legal Description (Attach additional pages, if needed.) SEE ATTACHED 21 If agricultural, list total number of acres transferred in this transaction 199.96							
22 Total purchase price, including at23 Was non-real property included in t			22 \$	0.00			
Yes No (If Yes, enter de	ollar amount and attach itemized list.) (see i	nstructions)	23	i			
24 Adjusted purchase price paid for	real estate (line 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(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. Debra Krueger, Personal Representative (402) 469-3540							
sign Pu	Sign Print or Type Name of Grantee or Authorized Representative Grantee Phone Number						
here Signátúre of Grantee or Au	uthorized Representative	Title		Date			
26 Date Deed Recorded	Register of Deed's Use On	•		For Dept. Use Only			
Mo. 4 Day 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 4	BK2023, Pg 453					
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes	96-269-2008 Rev. 6-2019	, d	uthorized by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)			

GRANTEES:

Debra Krueger P.O. Box 13 Blue Hill, NE 68930 402.469.3540

Carisa Cox P.O. Box 522 Blue Hill, NE 68930 402.469.3540

Jessica Reyes 1902 Cypress Way Pleasant Hill, MO 64080 402.469.3540

Joshua Krueger P.O. Box 13 Blue Hill, NE 68930 402.469.3540

LEGAL DESCRIPTION:

All of Grantor's undivided one-fourth remainder interest (\$233,170.00) in:

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

All of Grantor's undivided one-eighth remainder interest (\$9,728.37) in:

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska,

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this do day of Oril A.D., 20,23, at 2:16 o'clock D.M. Recorded in Book 2023 on Page 653-651- County Clerk 16.00 Deputy

Carded_

NEBRASKA DOCUMENTARY STAMP TAX Date リー(0-2)3 \$ Examp## By (1)

Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

Ind___Comp___Assessor__

PERSONAL REPRESENTATIVE'S CORRECTIVE DEED OF DISTRIBUTION

DEBRA KRUEGER, PERSONAL REPRESENTATIVE OF THE ESTATE OF STEVEN K. KRUEGER, DECEASED, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEES, conveys to GRANTEES, DEBRA KRUEGER, a single person, CARISA COX, a married person, JESSICA REYES, a married person, and JOSHUA KRUEGER, a single person, all of the Deceased's undivided remainder interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW $\frac{1}{4}$) of Section 18, Township 2 North, Range 9 West of the 6^{th} P.M., Webster County, Nebraska; and

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska,

subject to easements, reservations, covenants and restrictions of record. This Personal Representative's Corrective Deed of Distribution is filed to correct the name of one of the Grantees set forth in the Personal Representative's Deed of Distribution filed in Book 2023, Page 582 with the office of the Register of Deeds of Webster County, Nebraska on April 3, 2023.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed	April	lo	, 2023

THE ESTATE OF STEVEN K. KRUEGER, DECEASED

BY:

DEBRA KRUEGER, Personal Representative of the Estate of Steven K. Krueger, Deceased

STATE OF NEBRASKA)
COUNTY OF ADAMS)ss.)
	nent was acknowledged before me on by Debra Krueger, Personal Representative of the Estate of Grantor.
GENERAL NOTARY - State of Nebrasi DEBBRA L. WEBER My Comm. Exp. October 14, 202	Notary Public

and the second s

Agricultural Land Sales Worksheet

Cnty No.	Во	ok		Page	Sal	e Date	School District Code									
91	20	23		655 3/10/2023			Base: 65-0011 Affiliated:						Unified:			
Location	п	Sale	Num	ber	Useability	& Code#					Parcel P	umber				
0011089	900		88		4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	P	arcel
	D	Date of Sale Assess		ssessed V	Value		4375	2	9	18	3	00000	1	000	61	L36
Land	,	Imp	provei	ments	Т	otal		D	ate of	Sale	Property	Classific	ation (Code		
889	,470		1:	3,900		903,370	Status	Proj	perty Ty	ре	Zoning Location Cit		y Size	Parc	el Size	
		Irrigat	tion Ty	pe:			A) 1	B)	05		c) 5	D) 3	3 E)		F)	8
LCG			ACRE	S:	VA	LUE:		LCG			ACR	ES:	VALUE:			
IRRIGATE	D 1A1	L	1			168,640	GR	ASSLA	ND 10	GI						
	1A	36.000				195,840	1G									
	2A1					2G1										
	2A						2G			2G						
	3A1					3G1			G1							
	3A						3G									
	4A1		83	.700		417,665	4G1			GI						
	4A	L					4G			4G						
DRYLANI) 1D1	L	6	.640		17,265	Shelterbelt/Timber			рет						
	1D		2	.300		5,980	Accretion			on						
	2D1	-						Waste								
	2D	2D 2.690		2.690 6,145		Other			ner							
	3D1 19.140		43,735		AG LAND TOTAL			\mathbb{T}	19		8	75,	630			
	3D				Roads		ıds	5.000								
	4D1	-						Farm Sites 1.				1.000	00 13,840			
	4D)	12	.490		20,360		Н	ome Sit	tes						
								· F	Recreati	on	<u></u>					
	Dwellings					Other										
Out	buildings	3				13,900	No	n-AG	ГОТА	\mathbb{L}		6.000			13,	840

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason	on for Adjustment:	
QCD; TRANSFER INTO	FAMILY LLC	
Comments from	Com	ments:
001108900 00171870	0	
		(Continue on back)

NEBRASKA

Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM 521

Good Life. Great Service.

DEPARTMENT OF REVENU	• If ad	ditional space is r	needed, add an af	ttachr	ment and identify the applicable item number.	OZ I				
					t is signed and items 1-25 are accurately complete	ed.				
1 County Name	-	2 County Number			3 Date of Sale/Transfer 4 Date of Deed					
	WEBST	ER - 91	~		Mo. 3 Day 10 Yr. 2023 Mo. 3	Day10Yr2023				
5 Grantor's Name, Add		none (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)						
Mariel J. Krueger and Mariel J. Krueger Revocable Trust				Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C.						
Street or Other Mailing A 41 Sonja Drive	Address				Street or Other Mailing Address 41 Sonja Drive					
City Doniphan		State NE	Zip Code 688	832	City State NE	Zip Code 68832				
Phone Number (402) 461-8935					Phone Number Is the grantee a 501(c)(3) orgal (402) 461-8935 If Yes, is the grantee a 509(a)					
Email Address					Email Address NA					
7 Property Classificat	tion Number. Ch	eck one box in categ	ories A and B. Chec	k C if	property is also a mobile home.					
(A) Status				(B)	Property Type	(C)				
✓/Improved ☑ Unimproved ☐ IOLL	Single Far Multi-Fam Commerci	ily 🗹 Ag	dustrial ricultural creational		Mineral Interests-Nonproducing State Assess Mineral Interests-Producing Exempt	sed Mobile Home				
8 Type of Deed	Conservator		Distribution [Lan	nd Contract/Memo Partition Sheriff	Other				
Bill of Sale Cemetery	Corrective Death Certificate	e – Transfer on Death	Executor	Lea Min						
9 Was transfer part	of IBS like-	10 Type of Transfer		Foreclo		Transfer on Death				
kind exchange (I.F Exchange) by buyer	or seller?	Auction		Gift	Life Estate Sale	Trustee to Beneficiary				
Buyer S	Seller V No	Court Decree		Granto	r Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use?	Other (Explain) Estate Planni				
Yes N		o, explain the division	·/		Yes No	in No, state the intended use				
13 Was the transfer betw	veen relatives, or	if to a trustee, are the	trustor and beneficia	ry relat	tives? (If Yes, check the appropriate box.)					
✓ Yes N	o Aunt or	Uncle to Niece or Nep	hew Family C	orp., P	artnership, or LLC Self	Other				
		s and Sisters			and Grandchild Spouse					
	Ex-spot		Parents a	and Ch						
14 What is the current m \$531.047	arket value of the	real property?			15 Was the mortgage assumed? (If Yes, state the amount a	Control of the Contro				
16 Does this conveyance	e divide a current	parcel of land?			Yes V No \$17 Was transfer through a real estate agent or a title compa	nv? (If Yes, include the name				
Yes N	lo				of the agent or title company contact.) Yes	№ No				
18 Address of Property			,		19 Name and Address of Person to Whom the Tax Statemer Mariel J. Krueger, Managing Member	nt Should be Sent				
					K & M Krueger Family Farms, L.L.C.					
18a V No address ass	igned 18b	Vacant land			41 Sonja Drive Doniphan, NE 68832					
20 Legal Description (Att		ges, if needed.)								
Grantor's life est	ate interest	in the SW 1/4 o	f Section 18, T	own	ship 2 North, Range 9 West of the 6th P.M	., and the NE 1/4				
of the SE 1/4 of	Section 36,	Township 4 Nor	th, Range 10 \	West	of the 6th P.M., all in Webster County, Ne	braska.				
21 If agricultural, list total	I number of acres	transferred in this tran	nsaction199.	96						
22 Total purchase prid	ce including an	v liahilities assume			22 \$					
23 Was non-real prope			u		22	0.00				
			ach itemized list.) (see in	nstructions) 23					
24 Adjusted purchase	price paid for	real estate (line 22 r	minus line 23)		24 \$	0,00				
25 If this transfer is ex	xempt from the	documentary stamp	tax, list the exem	ption	_{number} §76-902(5)(b) .					
Und	er penalties of I	aw, I declare that I ha authorized to sign this	ve examined this sta	atemen	at and that it is, to the best of my knowledge and belief, true	complete, and				
⊾K&M	Krueger Far	mily Farms, L.L.	.C.			(402) 462-5353				
sign Print or T	pe Name of Grar	ntee or Authorized Rep	resentative			Phone Number				
2	>U				Attorney for Grantee	_ 4-4-2027				
here Signature	of Grantee or Au	thorized Representativ	/e	7	Title	Date				
			ster of Deed's Us		•	For Dept. Use Only				
26 Date Deed Recorded	23	27 Value of Stamp or I			28 Recording Data					
Mo Day	Yr. ØS	\$ Exempt	#50		DK2023, tg (65)					

	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date 4-6-23 SEVEN PER BY (A)
Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901	
QUITC	CLAIM DEED
MARIEL J. KRUEGER, a single p	person, also known as MARIEL KRUEGER,
and MARIEL J. KRUEGER, TRUSTEE;	MARIEL J. KRUEGER REVOCABLE
TRUST, GRANTOR, in consideration of	One and 00/100 (\$1.00) Dollar and other
valuable consideration received from GRA	ANTEE, K & M KRUEGER FAMILY
FARMS, L.L.C., a Nebraska Limited Liab	bility Company, quitclaim to GRANTEE, the
following described real estate (as defined	1 in Neb. Rev. Stat., § 76-201):
The Southwest Quarter (SW ½) of West of the 6 th P.M., Webster Cou	f Section 18, Township 2 North, Range 9 anty, Nebraska; and
	the Southeast Quarter (SE ½) of Section West of the 6 th P.M., Webster County,
Executed March 10	, 2023.
Mariel J. Krueger Mariel J. Krueger, Also KNOWN AS MARIEL KRUEGER	MARIEL J. KRUEGER REVOCABLE TRUST BY: Mariel J. Krueger, Trustee; MARIEL J. KRUEGER REVOCABLE TRUST
STATE OF NEBRASKA))ss. COUNTY OF ADAMS)	1 1 11 6
The foregoing instrument was acknowledge of the foregoing instrume	ariel J. Krueger, also known as Mariel Krueger,
GENERAL NOTARY - State of Nebraska DEBBRA L. WEBER My Comm. Exp. October 14, 2024	(G. Juling S. M. M. Notary Public

Cnty No.	Во	ok		Page	Sale	Date				S	School District Code							
91	20	23		656	3/10	/2023	Base: 65-0011 Aff				iliated:		Unified:					
Location	ID II	Sale	Num	ber	Useability	& Code#	Parcel Number											
0011089	900		89		4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	P	arcel		
	Date of Sale Assessed Value				4375	2	9	18	8 3	00000	1	000	61	L36				
Land	•	Imp	rove	ments	To	otal		D	ate of	Sale	Property	Classific	ation (Code				
889	,470		1	3,900	9	03,370	Status Property Type			ре	Zoning	Location	ocation City Siz		Size Parc			
		Irrigat	ion T	ype:			A) 1 B) 05			c) 5	D) 3	E)	0	F)	8			
LCG		. 4	ACRE	S:	VAL	UE:		LCG	•		ACF	ES:		VAL	UE:			
IRRIGATE	D 1A1		31	.000	1	.68,640	GR	ASSLA	ND 10	G1					,	·		
	1A		36	.000	1	.95,840			1	lG								
	2A1								20	G1								
	2A				•				2	2G								
. <u> </u>	3A1								30	31								
	3A								. 3	3G								
	4A1		83	.700	4	17,665			40	G1								
	4A								4	! G								
DRYLANI	D ID1		6	. 640		17,265	S	helterbe	lt/Timb	er								
	1D		2	.300		5,980			Accretic	on								
	2D1								Was	ite								
	2D			.690		6,145			Oth	er			_		1.02			
	3D1		19	.140		43,735	AG L	AND T	ГОТА	\mathbf{L}		3.960		8	75,	630		
	3D								Roa	đs		5.000						
	4D1							F	arm Sit	es		1.000			13,	840		
and the second second	4D	e ga grag reaging face	12	.490	erro marine sur 2000 como me	20,360			ome Sit									
			- 1	10.2				R	ecreation.	on								
	wellings				***				Oth									
Outl	ouildings					13,900	Nor	ı-AG T	OTA	\mathbb{L}		6.000			13,	840		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO FAMILY LLC	777.
Comments from	Comments:
001108900 001718700	
	(Continue on back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

80

FORM **521**

Good Life, Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day 10 Yr. 2023 Mo. __3 10 WEBSTER - 91 Mo. Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
K & M Krueger Family Farms, L.L.C. Grantor's Name (Seller) Karen S. Schultz and Jeff Schultz Street or Other Mailing Address 41 Sonja Drive Street or Other Mailing Address
41 Sonja Drive City Doniphan Zip Code 68832 Zip Code 68832 City Doniphan State **NE** Phone Number (402) 461-8935 Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Estate Planning 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$341,387 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive 18a V No address assigned 18b Vacant land Doniphan, NE 68832 20 Legal Description (Attach additional pages, if needed.) Grantor's remainder interest in the SW 1/4 of Section 18, Township 2 North, Range 9 West of the 6th P.M., and the NE 1/4 of the SE 1/4 of Section 36, Township 4 North, Range 10 West of the 6th P.M., all in Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(5)(b) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and rect, and that I am duly authorized to sign this statement. K & M Krueger Family Farms, L.L.C. (402) 462-5353 Print or Type Name of Grantee or Authorized Representative Phone Number sian Attorney for Grantee re of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 6 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Cnty No.	Во	ok	100	Page	Sale	Date	S			School District Code								
91	20	23		657	3/16	/2023	Base: 65-0011 Affi				iliate	:d:		Unified:				
Location	ID	Sale	Nun	ıber	Useability	& Code#			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Par	rcel N	umber					
001108900 90					4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	P	arcel	
Date of Sale Assessed			Value	4375	2	9	1	18 3		00000	1 000		61	L36				
Land		Imp	rove	ments	Te	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code			
889	,470		1	3,900	2	903,370	Status	Prop	erty Ty	рe	Zo	oning	Location	Cit	y Size	Parc	el Size	
		Irrigat	ion T	ype:			A) 1	B)	05		C)	5	D) 3	E)	0	F)	8	
LCG		I	ACRI	ES:	VAI	.UE:		LCG				ACR	ES:		VAL	UE:		
IRRIGATE	D 1AI		31	000	1	168,640	GR	ASSLA	ND 10	G1								
	1A		36	5.000	1	195,840			1	lG								
	2A1								20	G1								
·	2A								2	2G								
	3A1								30	G1								
	3A								3	3G								
	4A1		83	3.700	4	117,665			40	Gl								
	4A								۷	4G								
DRYLANI	D 1D1		i	5.640		17,265	5	Shelterbe	elt/Timb	рег								
	1D)	2	2.300		5,980			Accreti	on								
,	2D1								Was	ste								
	2D	ļ	- !	2.690		6,145			Oth	<u> </u>								
	3D1		19	.140		43,735	AG L	AND T	ГОТА	\mathbf{L}			3.960		8	75,	630	
	3D								Roa	.ds			5.000					
	4D1							F	arm Sit	tes			1.000			13,	840	
newwage to all the Sections	4D		12	2.490	the Control of the Co	20,360		Н	ome Sit	tes								
Section 1								R	ecreation	on								
	wellings	+							Oth	_								
Outl	ouildings			·		13,900	No	n-AG	ГОТА	$\mathbf{L} $			6.000			13,	840	

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Rease	on for Adjustment:	
QCD; TRANSFER TO F	AMILY LLC	
Comments from	Con	mments:
001108900 00171870	0	
15-15-15		(Continue on back)

NEBRASKA

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.

90

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2023 4 Date of Deed Mo. 3 Day 16 Yr. 2023 4 Date of Deed
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) SEE ATTACHED
Richard Gilbert and Robin Gilbert Street or Other Mailing Address	Street or Other Mailing Address
City State Zip Code	City State Zip Code
City Corter NE Zip Code 287 33	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
- 402.469.4370	- If Yes, is the grantee a 509(a) foundation? Yes No
Email Address NA	NA NA
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status	
Improved Single Family Industrial	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Pagricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	
Yes NoNo	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.	tives? (If Yes, check the appropriate box.)
	artnership, or LLC 🗹 Self 🔲 Other
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	= "
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$56,897	☐ Yes
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Mariel J. Krueger 41 Sonja Drive
	Hastings, NE 68901
20 Legal Description (Attach additional pages, if needed.) Grantor's possible remainder interest in the SW 1/4 of Section of Section 36, Township 4 North, Range 10 West of the 6th P.N.	18, Township 2 North, Range 9 and the NE 1/4 of the SE 1/4 VI., 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? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	S S
OA Adioated assets as a first of the second as a second	\$
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law. I declare that I have examined this statement	number 310-302(3)(a) . It 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.	441 1
Print or Type Name of Grantee or Authorized Representative	(402) 462-5353 Phone Number
sign	Attorney for Grantee 44-23
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Onl	,
1 1 1 23 CE 1+C	28 Recording Data
Nebraska Department of Revenue	DK 2023, Fq. (S7 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	0

GRANTEES:

Danielle N. Anderson 685 Sunset Dr Dannebrog, NE 68831 402.984.5892

Melissa L. Stolley 702 Edgewood Blvd Papillion, NE 68046 402.598.5630

Jason A. Gilbert 408 Charleston Dr Papillion, NE 68133 402.672.0920

BOOK 2023 PAGE 657 State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this Lo day _A.D., 20<u>ఎ3</u>, at<u>ಎ:28</u> D.M. Recorded in Book 2023 County Clerk 1 Deputy Assessor Carded_ Comp Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901 QUITCLAIM DEED RICHARD GILBERT and ROBIN GILBERT, Husband and Wife, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEES, DANIELLE N. ANDERSON, a married person; MELISSA L. STOLLEY, a married person; and JASON A. GILBERT, a married person, quitclaim to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat., § 76-201): The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska. 2023. Executed ROBIN GILBERT RICHARD GILBERT STATE OF NEBRASKA)ss.

COUNTY OF

The foregoing instrument was acknowledged before me on

, 2023, by Richard Gilbert and Robin Gilbert, Husband and

Wife, Grantors.

State of Nebraska - General Notary KELANI J ROGERS

My Commission Expires

Notary Public

Cnty No.	Bo	ok	111111111111111111111111111111111111111	Page	Sal	e Date		School District Code									
91	202	23		658	3/17	/2023	Base: 6	55-00)11	Aff	iliated:			Unif	ied:		
Location	ID	Sale	Nun	nber	Useability	& Code#	Parcel Number										
0011089	900	-	91		4	05	GeoCde	Twn	Rng	Se	ct Qrt	Sub	div	Area	Blk	Parce	el
Date of Sale Assessed Value					4375	2	9	1	8 3	000	000	1	000	613	6		
Land	Land Improvements Total				Date of Sale Property Classification Code												
889	,470		1	.3,900		903,370	Status	Pro	perty Ty	ре	Zoning	Lo	cation	Cit	y Size	Parcel S	Size
		Irrigat	ion T	уре:			A) 1 B) 05				c) 5	D)	3	E)	0	F) 8	
LCG			ACRI	ES:	VAI	LUE:	LCG				ACI	RES:		1	VAL	JE:	
IRRIGATE				L.000	r	168,640	GR	ASSLA	AND 1	G1							
	1A		36	5.000		195,840				1G							
	2A1						2G1										
	2A						2G			2G							
	3A1		į				3G1										
	3A									3G							
	4A1		83	3.700		117,665				G1							
	4A			5.640		17 265	_			4G							
DRYLANI				2.300		17,265 5,980			elt/Timl			-					
	1D 2D1			2.300		3,980			Accreti								
	2D1 2D		<u> </u>	2.690		6,145			Wa Otl	f							
	3D1			9.140		43,735	AG L	AND	TOTA		19	93.9	60		8	75,63	30
	3D		ļ			,			Roa			5.0	00			<u> </u>	
	4D1]	Farm Si	tes		1.0	00			13,84	0
	4D		12	2.490		20,360		H	Iome Si	tes							
9		744	1]	Recreati	on							
	wellings		7						Otl								
Outl	buildings					13,900	No	n-AG	TOTA	\mathbf{L}	7777	6.0	00			13,84	.0

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001108900 001718700	
	(Continue on back)
7.70	

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed w	ill not be recorded unless this statemer	it is signed and items 1-25 are accurately completed	1.
1 County Name WEBST	2 County Number ER - 91	3 Date of Sale/Transfer Mo. 3 Day 17 Yr. 2023 4 Date of Deed Mo. 3 Day 17 Day 17 Day 17 Day 18 Day	Day 17 Yr. 2023
5 Grantor's Name, Address, and Teleph		6 Grantee's Name, Address, and Telephone (Please Print)	• • • • • • • • • • • • • • • • • • • •
Grantor's Name (Seller) Danielle N. Anderson and Ma	att Anderson	Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C.	
Street or Other Mailing Address	at / macroon	Street or Other Mailing Address	
685 Sunset Dr	State Zip Code	41 Sonja Drive State	Zip Code
Dannebrog Phone Number	State Zip Code 68831	City State NE Phone Number Is the grantee a 501(c)(3) organ	68832
Phone Number (402) 984-5892		(402) 461-8935 If Yes, is the grantee a 509(a) for	
Rmail Address NA		Email Address NA	
	ck one box in categories A and B. Check C if	Land to perfect the straight of the second s	(0)
(A) Status Single Fam) Property Type Mineral Interests-Nonproducing State Assesse	(C) ed Mobile Home
Unimproved Multi-Famil		Mineral Interests-Producing Exempt	I Mobile Home
☐ IOLL ☐ Commercia	al Recreational		
8 Type of Deed Conservator		nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Cemetery Death Certificate	Easement Lea - Transfer on Death Executor Mir	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part of IRS like- 1	0 Type of Transfer Distribution Forect		Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easement Gift		Trustee to Beneficiary
☐ Buyer ☐ Seller ✔ No		or Trust Partition Satisfaction of Contract	
11 Was ownership transferred in full? (If N ✓ Yes No	o, explain the division.)	12 Was real estate purchased for same use? (I	f No, state the intended use.)
13 Was the transfer between relatives, or i	f to a trustee, are the trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)	
	The second secon		ther
=		and Grandchild Spouse	
Ex-spou		Salaria Sala	
\$113,795	real property?	15 Was the mortgage assumed? (If Yes, state the amount and Yes No \$	d interest rate.)
16 Does this conveyance divide a current p	parcel of land?	17 Was transfer through a real estate agent or a title company	y? (If Yes, include the name
Yes V No		of the agent or title company contact.) Yes	No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Mariel J. Krueger, Managing Member	Should be Sent
		K & M Krueger Family Farms, L.L.C. 41 Sonja Drive	
18a 🗸 No address assigned 18b [Vacant land	Doniphan, NE 68832	
20 Legal Description (Attach additional page			
Grantor's remainder interest	in the SW 1/4 of Section 18, Town	nship 2 North, Range 9 West of the 6th P.M. t of the 6th P.M., all in Webster County, Neb	, and the NE 1/4
of the SE 1/4 of Section 30,	Township 4 North, Range 10 Wes	t of the out P.M., all in Webster County, Neb	raska.
21 If agricultural, list total number of acres	transferred in this transaction 199.96		
	6		
22 Total purchase price, including an23 Was non-real property included in th		22 °	o¦.00
	llar amount and attach itemized list.) (<u>see i</u>	instructions)	1
	eal estate (line 22 minus line 23)	Q	0,00
	documentary stamp tax, list the exemption	THE PROPERTY OF THE PROPERTY O	
Under penalties of la	aw, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, or	complete, and
K & M Krueger Fan	uthorized to sign this statement.		(402) 462-5353
Print or Type Name of Gran	tee or Authorized Representative		Phone Number
sign Pu		Attorney for Grantee	4-4-23
here Signature of Grantee or Aut	horized Representative	Title	Date
	Register of Deed's Use On	•	For Dept. Use Only
26 Date Deed Recorded 2	7 Value of Stamp or Exempt Number	28 Recording Data	
Mo. Day Vr. 03 Nebraska Department of Revenue	\$ Exempt #56	BK2023 +2 628	Day 04-4 66 70 044 77 40
Form No. 96-269-2008 10-2020 Rev. Supersedes 9	6-269-2008 Rev. 6-2019	Authorized by Neb.	. Rev. Stat. §§ 76-214, 77-1327(2)

My Comm. Exp. May 10, 2026

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this o day
of Opril A.D., 2023, at 2:34
o'clock DM. Recorded in Book 2023
on Page (58)

County Clerk
Deputy
Ind Comp Assessor Carded



Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

DANIELLE N. ANDERSON and MATT ANDERSON, Wife and Husband, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaim to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW ¼) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE ½) of the Southeast Quarter (SE ½) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed March 17, 2023.

DANIELLE N. ANDERSON MATT ANDERSON

STATE OF NEBRASKA

COUNTY OF Hall sss.

The foregoing instrument was acknowledged before me on March 17, 2023, by Danielle N. Anderson and Matt Anderson, Wife and Husband, Grantors.

Watts L. Furstenau

Notary Public

91 2023 659 3/24/2023 Base 65-011 Affiliated Unified Unif		School District Code							S				ale Date	S	Page	1	ook	Во	Cnty No.	
O			ied:	Unif		Base: 65-0011 Affiliated:							23	24/202	3/:	659		23	20	91
Date of Sale Assessed Value 4375 2 9 18 3 00000 1 000 6136 Land Improvements Total Date of Sale Assessed Value: Status Property Type Zoning Location City Size Parcel Size LCG ACRES: VALUE: LCG ACRES: VALUE:		Parcel Number										de#	ty & Cod	Useabil	ıber	le Nun	Sale	1 D	Location	
Land Improvements Total Date of Sale Property Classification Code 889,470 13,900 903,370 Status Property Type Zoning Location City Size Parcel Si LCG ACRES: VALUE: LCG ACRES: VALUE:	arcel	Pa	Blk	Area	Subdiv	t	Qrt	Sect		Rng	Twn	GeoCde	5	0.5	4		92		900	0011089
Note	L36	61	000	1	00000		3	18		9	2	4375			√alue	ssessed \	Sale A	ate of S	D	
Irrigation Type: A 1 B 05 C 5 D 3 E 0 F 8			Code	tion (Classifica	rty	ropert	ıle Pı	f Sa	ate of	D			Total		ments	prove	Im	ĺ	Land
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1A1 31.000 168,640 GRASSLAND 1G1	el Size	Parc	y Size	Cit	Location	g	Zoning	;	ype	perty Ty	Pro	Status	370	903,3		3,900	1		,470	889
IRRIGATED 1A1 31.000 168,640 GRASSLAND 1G1 1A 36.000 195,840 1G 2A1 2G1 2G1 2A2 2G 2G 3A1 3G1 3G1 3A2 3G3 3G3 4A1 83.700 417,665 4G1 4A3 4G4 4G4 DRYLAND 1D1 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion	8	F)	0	E)	D) 3) 5	C)								ype:	ation T	Irriga		
1A 36.000 195,840 1G 2A1 2G1 2A 2G 3A1 3G1 3A 3G 4A1 83.700 417,665 4A2 4A3 4A3 4A4 4A4 4A5 5A4 4A6 6A5 4A7 6A6 17,265 6A7 3A7 6A7 3A7 4A8 4A7 6A7 3A7 7A8 3A7 8A8 3A7 8A9 3A7 8A9 <td></td> <td>UE:</td> <td>VAL</td> <td></td> <td>ES:</td> <td>CRI</td> <td>ÁCI</td> <td></td> <td></td> <td></td> <td>LCG</td> <td></td> <td></td> <td>ALUE:</td> <td>V</td> <td>ES:</td> <td>ACRE</td> <td></td> <td>r</td> <td>LCG</td>		UE:	VAL		ES:	CRI	ÁCI				LCG			ALUE:	V	ES:	ACRE		r	LCG
2A1 2G1 2A 2G 3A1 3G1 3A 3G 4A1 83.700 417,665 4A 4G DRYLAND 1D1 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion									1G1	ND 1	ASSLA	GR	640	168,6		.000	31	1	ED 1A1	IRRIGATE
2A 2G 3A1 3G1 3A 3G 4A1 83.700 417,665 4A 4G DRYLAND 1D1 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion								ř	1G				840	195,8		.000	36	A.	1A	
3A1 3G1 3A 3G 4A1 83.700 417,665 4A 4G DRYLAND 1D1 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion									2G1	20								1	2A1	
3A 3G 3G 4A1 83.700 417,665 4G1 4G1 AA AA AA AA AA AA AA AA AA AA AA AA AA								÷	2G	4								Ŧ	2A	
4AI 83.700 417,665 4GI 4A 4G DRYLAND 1DI 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion									3G1	30								1	3A1	
4A 4G DRYLAND 1D1 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion								i .	3G									1	3A	
DRYLAND 1DI 6.640 17,265 Shelterbelt/Timber 1D 2.300 5,980 Accretion									4G1	40			665	417,6		.700	83	1	4A1	
1D 2.300 5,980 Accretion								ŧ .	4G	4								\	4A	
								:	ıber	elt/Timl	helterb	S	265	17,2		. 640	6	1	D 1D1	DRYLANI
2D1								ı.	tion	Accreti			980	5,9		.300	2		1D	
2D1 Waste								:	aste	Was					!			1	2D1	
2D 2.690 6,145 Other									ther	Oth									2D	
3D1 19.140 43,735 AG LAND TOTAL 193.960 875,630	630	75,	8		3.960	193	19	+	AL	ГОТА	AND '	AG L	735	43,7		.140	19	l L	3D1	
3D Roads 5.000					5.000	5			ads	Roa									3D	
4D1 Farm Sites 1.000 13,840	840	13,8			L.000	1		-	ites	arm Si	F							l l	4D1	
4D 12.490 20,360 Home Sites									ites	ome Sit	Н		360	20,3	Parametral Applications 2	.490	12			The second second
Recreation Recreation									tion	Recreati	F			# 12	100					
Dwellings Other								+												
Outbuildings 13,900 Non-AG TOTAL 6.000 13,840	840	13,8			6.000	6			\mathbf{AL}	ГОТА	-AG	Nor	900	13,9	· · · · · · · · · · · · · · · · · · ·			5	buildings	Outl

Assessor's A	djustme	nt to	Sale Pric	e (+ or -):	1	Total Recapture Value:	
Assessor Comm	ents and	Reaso	n for Adjus	stment:			
QCD; TRAN	ISFER :	INTO	FAMILY	LLC			
		· i					
Comments from	1				Com	ments:	
001108900	0017	18700					
		•			_		
							(Continue on back)

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NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM **521**

		ment and identify the applicable item number.	
		t is signed and items 1-25 are accurately complete	d.
1 County Name Z	2 County Number ER - 91	3 Date of Sale/Transfer Mo. 3 Day 24 Yr. 2023 4 Date of Deed Mo. 3 Day 24 Yr. 2023	Day 24 Yr. 2023
5 Grantor's Name, Address, and Telepho		6 Grantee's Name, Address, and Telephone (Please Print	
Grantor's Name (Seller)	Jile (Flease Fillit))
Melissa L. Stolley and Brian S	Stolley	Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C.	
Street or Other Mailing Address 702 Edgewood Blvd		Street or Other Mailing Address 41 Sonja Drive	
City Papillion	State Zip Code NE 68046	City State NE	Zip Code 68832
Phone Number (402) 598-5630		Phone Number Is the grantee a 501(c)(3) orgal If Yes, is the grantee a 509(a) for the following states of the stat	
Email Address NA		Email Address NA	
7 Property Classification Number. Chem	ck one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status	(B)	Property Type	(C)
↑ Improved Single Family Unimproved Multi-Family IOLL Commercia	Agricultural	Mineral Interests-Nonproducing State Assess Mineral Interests-Producing Exempt	ed Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate	☐ Distribution ☐ Lar ☐ Easement ☐ Lea ─ Transfer on Death ☐ Executor ☐ Min		Other
9 Was transfer part of IRS likekind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No 11 Was ownership transferred in full? (If No		Life Estate Sale	Transfer on Death Trustee to Beneficiary Other (Explain) Estate Plannin If No, state the intended use.
Yes No Aunt or U	to a trustee, are the trustor and beneficiary relations of the proof o	Partnership, or LLC Self Cand Grandchild Spouse	Other
14 What is the current market value of the	eal property?	15 Was the mortgage assumed? (If Yes, state the amount ar	nd interest rate.)
\$113,795 16 Does this conveyance divide a current p	and of land	Yes No \$	%
Yes No	arcer or land?	17 Was transfer through a real estate agent or a title compar of the agent or title company contact.) Yes	
18 Address of Property 18a No address assigned 18b	Vacant land	19 Name and Address of Person to Whom the Tax Statemen Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive Doniphan, NE 68832	t Should be Sent
 20 Legal Description (Attach additional page Grantor's remainder interest if of the SE 1/4 of Section 36, T 21 If agricultural, list total number of acres to 	n the SW 1/4 of Section 18, Town ownship 4 North, Range 10 West	nship 2 North, Range 9 West of the 6th P.M t of the 6th P.M., all in Webster County, Net	., and the NE 1/4 oraska.
	liabilities assumed		0.00
23 Was non-real property included in the	e purchase? lar amount and attach itemized list.) (<u>see i</u> l	netructions) \$	
	eal estate (line 22 minus line 23)	4	0,00
	ocumentary stamp tax, list the exemption		
Under penalties of la correct, and that I am duly au K & M Krueger Fam	 w, I declare that I have examined this statemen ithorized to sign this statement. iily Farms, L.L.C. 	nt and that it is, to the best of my knowledge and belief, true,	complete, and (402) 462-5353
sign Print or Type Name of Grant	ee or Authorized Representative	Attorney for Grantee	Phone Number
here Signature of Grantee or Auth	norized Representative	Title	Date
	Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 6 Yr 23	7 Value of Stamp or Exempt Number \$\int \cdot \c	28 Recording Data BK 20 23 . G 659	
Nebraska Department of Revenue	COCCOSCO DATA COCCO		. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2023</u>	PAGE_	659
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State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this aday of ADAL A.D., 20 3, at 2:31 o'clock A.M. Recorded in Book 2023 on Page 659

County Clerk County Clerk Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-33
\$ Exempt to By 10

Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

MELISSA L. STOLLEY and BRIAN STOLLEY, Wife and Husband, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaim to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW $\frac{1}{4}$) of Section 18, Township 2 North, Range 9 West of the 6^{th} P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 36, Township 4 North, Range 10 West of the 6^{th} P.M., Webster County, Nebraska.

Executed March 24, 2023.

MELISSA L. STOLLEY BRIAN STOLLEY

STATE OF NEBRASKA

SS.

COUNTY OF Size of Nebraska

Husband, Grantors.

GENERAL NOTARY - State of Nebraska

MARCI A. CARROLL

My Comm. Exp. May 18, 2026

Cnty No.	Во	ok		Page	Sale	Date	School Dist						strict Code								
91	20	23		660	3/16	/2023	Base: 6	Aff	iliate	d:		Unif	ied:								
Location	ID	Sale	Sale Number Useability & Code # Parcel Number						umber												
0011089	900		93		4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	P	arcel				
	D	ate of S	ale A	ssessed V	alue		4375	2	9	1	8	3	00000	00000 1		61	L36				
Land		Imp	rove	ments	To	otal		D:	ate of	Sale	Pro	perty	Classific	ication Code							
889	,470		1	3,900	9	03,370	Status	Prop	erty Ty	рe	Zo	ning	Location	Cit	y Size	Parc	el Size				
		Irrigat	ion T	уре:			A) 1	B)	B) 05		05		05		0)	5	D) 3	E)	0	F)	8
LCG		£	CRE	S:	VAL	UE:		LCG				ACR	ES:		VAL	UE:					
IRRIGATE	D 1A1		31	.000	1	.68,640	GR	ASSLA	ND 10	G1											
	1A		36	.000	1	.95,840			1	lG											
	2A1								20	G1											
	2A								2	2G											
	3A1								30	Gl											
	3A								3	3G											
	4A1		83	.700	4	17,665			40	G1											
	4A								4	4G											
DRYLANI) 1D1			.640		17,265	S	helterbe	lt/Timb	er											
	1D		2	.300		5,980		-	Accretion	on											
	2D1								Was	ste											
.,	2D			. 690		6,145	Other														
	3D1		19	.140		43,735	AG LAND TOTAL			\mathbf{L}	~~		3.960		8	75,	630				
	3D						Roads			ds			5.000								
	4D1						Farm Sites			es			1.000			13,	840				
	4D		12	.490	Zodo Kareninia socio	20,360	Home Sites			-											
			- J				Recreation			on											
	wellings								Oth						×						
Outh	ouildings	<u> </u>	100			13,900	Nor	ı-AG 7	OTA	\mathbb{L}		•	6.000			13,	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:
001108900 001718700	
	(Continue on back)

93

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

521

• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 16 Mo. __3 _ Day _ 16 Yr. WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jason A. Gilbert and Vicki Gilbert Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C Street or Other Mailing Address 41 Sonja Drive Street or Other Mailing Address 408 Charleston dr City Papillion Zip Code 68133 City Doniphan State 68832 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 672-0920 Yes ✓ No ✓ No Yes Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ■ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller No Buyer Court Decree Satisfaction of Contract Other (Explain) Estate Planning Exchange **Grantor Trust** Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes ✓ Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$113,795 ✓ No Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive 18a V No address assigned 18b Vacant land Doniphan, NE 68832 20 Legal Description (Attach additional pages, if needed.) Grantor's remainder interest in the SW 1/4 of Section 18, Township 2 North, Range 9 West of the 6th P.M., and the NE 1/4 of the SE 1/4 of Section 36, Township 4 North, Range 10 West of the 6th P.M., all in 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? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(5)(b) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. K & M Krueger Family Farms, L.L.C. (402) 462-5353 Print or Type Name of Grantee or Authorized Representative sign Attorney for Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data 23 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

BOOK 2023 PAGE 660 State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 6 of april A.D., 20 23, at 2:3 NEBRASKA DOCUMENTARY o'clock a.M. Recorded in Book 2023 County Clerk

Deputy __Deputy Assessor _Carded Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901 QUITCLAIM DEED JASON A. GILBERT and VICKI GILBERT, Husband and Wife, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaim to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201): The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska. Executed STATE OF NEBRASKA)ss. COUNTY OF Say por

The foregoing instrument was acknowledged before me on

GENERAL NOTARY-State of Nebraska

KYLIE M SPURGEON

My Comm. Exp. June 12, 2026

Wife, Grantors.

_, 2023, by Jason A. Gilbert and Vicki Gilbert, Husband and

Cnty No.	Во	ok		Page	Sale	Date	School District Code											
91	20	23		661	4/6/	′2023	Base: 65-0011 Affiliated: Unified:											
Location	ID	Sale	Num	ber	Useability	& Code#		-			Parcel Number							
0011089	00		94		4	05	GeoCde	Twn	Rng	Sec	t Q	rt	Sub	liv	Area	Blk	Р	arcel
	D	ate of S	ale A	ssessed '	Value		4375	2	9	18	3	3	000	00	1 000		6:	136
Land		Imp	rove	ments	To	otal		D	ate of	Sale	Prop	rty	Clas	sific	ation (Code		
889	,470		1	3,900	2	03,370	Status	Proj	perty Ty	ре	Zoni	ng	Loc	cation	Cit	y Size	Pare	cel Size
		Irrigat	ion Ty	ype:			A) 1	B)	05		C) 5	5	D)	3	E)	0	F)	8
LCG		Î	ACRE	S:	VAI	UE:		LCG		\	A	CR	ES:			VAL	UE:	
IRRIGATE	D 1A1		31	.000		.68,640	GF	RASSLA	ND 1	GI								
	1A		36	.000	1	.95,840				1G								
	2A1								20	G1								
	2A								,	2G								
	3A1								30	G1								
	3A								3	3G								
	4A1		83	.700	4	17,665			40	Gl								
	4A		į						4	4G								
DRYLANI) 1D1			. 640		17,265	,	Shelterbe	elt/Timl	oer								
	1D	ļ	2	.300		5,980			Accreti	on								
	2D1					-			Was	ste								
	2D			.690		6,145			Otl				5-07-000					
	3D1		19	.140		43,735	AG LAND TOTAL			\mathbf{L}			3.9			8	75,	630
	3D		·				Roads		-			5.00						
	4D1		1.0	400		00.000	Farm Sites				_		1.00	00			13,	840
	4D		12	.490		20,360	Home Sites			_								
	44.	100			1 34 S. E.		Recreation		-t									
	wellings uildings					13,900	Na	n-AG T	Oth			· 	6.00	10			12	040
Jun	, and it is		il			13,300	110)	u-AG.	LUIA	لك			0.00	,0			⊥ 5 ,	840

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture V	alue:
Assessor Comments and Reaso	n for Adjustment:		
QCD; TRANSFER BETWI	EEN PARENT & CHILD		
	·		
Comments from		Comments:	
001108900 001718700	0		
			(Continue on back)

NEBRASKA

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

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

521

10				ent is signed and items 1-25 are accurate								
1 County Name	WEBSTE	County Number R - 91	er 🔽	3 Date of Sale/Transfer Mo. 4 Day 2 Yr. 23 4 Date of Deed Mo. 4 Day 2 Yr. 2 6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, A	ddress, and Telepho	one (Please Prin	t)									
Grantor's Name (Selle Debra Krueger				Grantee's Name (Buyer) SEE ATTACHED								
Street or Other Mailing P.O. Box 13	g Address			Street or Other Mailing Address								
City Blue Hill		State NE	Zip Code 68930		State	Zip Code						
Phone Number (402) 469-3540				If Yes, is the gra	a 501(c)(3) organiza antee a 509(a) found							
Email Address				Email Address NA								
7 Property Classific	ation Number. Ched	ck one box in ca	tegories A and B. Check C	if property is also a mobile home.								
(A) Status				B) Property Type	_	(C)						
Improved Unimproved IOLL	Single Fami Multi-Family Commercia	, <u> </u>	Industrial Agricultural Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home						
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate	– Transfer on Dea	Easement L	ease Personal Rep.	Sheriff irust/Trustee Varranty	Other						
9 Was transfer pa kind exchange (I Exchange) by buye Buyer	.R.C. § 1031 er or seller? Seller No	Type of Transfe Auction Court Decre	Easement Gift Exchange Gra	closure	True	nsfer on Death stee to Beneficiary ner (Explain) <u>Estate Plannin</u> g						
11 Was ownership tran	nsferred in full? (If No No	, explain the divis	sion.)	12 Was real estate purchased V Yes No	for same use? (If No	o, state the intended use.)						
13 Was the transfer be	tween relatives, or if	to a trustee, are	the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)		,						
✓ Yes	No 🗌 Aunt or U	Incle to Niece or	Nephew Family Corp.	Partnership, or LLC Self	Othe	r						
	Brothers	and Sisters		s and Grandchild Spouse								
	Ex-spous		✓ Parents and		500 G 1500 1500 1500 1500 1500 1500 1500							
14 What is the current \$60,725	market value of the r	eal property?		15 Was the mortgage assumed? (If Yes, stat	e the amount and ir	nterest rate.) %						
16 Does this conveyan	ce divide a current p No	arcel of land?	**************************************	17 Was transfer through a real estate agent of the agent or title company contact.)	or a title company?	(If Yes, include the name						
18 Address of Property				19 Name and Address of Person to Whom th								
				Mariel J. Krueger 41 Sonja Drive								
18a 🔽 No address a	ssigned 18b	Vacant land		Doniphan, NE 68832								
	ourth remaind	er interest ir		ion 18, Township 2 North, Range ange 10 West of the 6th P.M., all in								
21 If agricultural, list to	tal number of acres t	ransferred in this	transaction199.96									
22 Total purchase p 23 Was non-real pro			med		. 22 \$	0,00						
			attach itemized list.) (see	instructions)	. 23	i						
24 Adjusted purcha	se price paid for re	eal estate (line	22 minus line 23)		. 24 \$	0,00						
25 If this transfer is	exempt from the o	locumentary st	amp tax, list the exemption	on number §76-902(第 (5)(9)								
Uı correct,	nder penalties of la and that I am duly a	w, I declare that	I have examined this staten	ent and that it is, to the best of my knowledge	and belief, true, cor	mplete, and						
	a Krueger	•				(402) 469-3540						
sign	Type Name of Grant	ee or Authorized	Hepresentative	Grantee		Phone Number						
	ire of Grantee or Auti	horized Represer	ntative	Title	100	Date 7-0-35						
Name of Name o		F	legister of Deed's Use (Only		For Dept. Use Only						
26 Date Deed Records	6 Yr. 23	7 Value of Stamp	or Exempt Number	28 Recording Data		•						
Mo Day Nebraska Department of Re	evenue	- sem	p) III Jac	BK2023,1g 661	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)						
Form No. 96-269-2008 10-2	020 Rev. Supersedes 96	6-269-2008 Rev. 6-2	019	O .								

GRANTEES:

Carisa Cox P.O. Box 522 Blue Hill, NE 68930 402.469.3540

Jessica Reyes 1902 Cypress Way Pleasant Hill, MO 64080 402.469.3540

Joshua Krueger P.O. Box 13 Blue Hill, NE 68930 402.469.3540

LEGAL DESCRIPTION:

The Southwest Quarter (SW ¼) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska,

	BOOK 2023 PAGE 66
State of Nebraska Sss. County of Webster Service on the numerical index and filed for record in the Clerk's office of said county this Lay day of OLON A.D., 20, 23, at 2:10 o'clock A.M. Recorded in Book 20, 3 on Page 106 County Clerk 10.00 Deputy Ind Comp Assessor Carded	NEGRASKA DOCUMENTARY STAMP TAX L-C-23 Exercite By a
Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901	
QUITCLAIN	M DEED
DEBRA KRUEGER, a single person, G	FRANTOR, in consideration of One and
00/100 (\$1.00) Dollar and other valuable consid	deration received from GRANTEES,
CARISA COX, a married person, JESSICA RE	EYES, a married person, and JOSHUA
KRUEGER, a single person, quitclaims to GRA	ANTEES, the following described real
estate (as defined in Neb. Rev. Stat., § 76-201):	
The Southwest Quarter (SW ¼) of Secti West of the 6 th P.M., Webster County, N	
The Northeast Quarter (NE ½) of the So 36, Township 4 North, Range 10 West of Nebraska.	
Executed this Winday of April	, 2023. <u>Jehn Kruege</u> DEBRA KRUEGER

)ss.

, 2023, by Debra Krueger, a single person, Grantor.

)

The foregoing instrument was acknowledged before me on

STATE OF NEBRASKA

COUNTY OF ADAMS

GENERAL NOTARY - State of Nebraska DEBBRA L. WEBER My Comm. Exp. October 14, 2024

Cnty No.	Во	ok		Page	Sa	le Date		chool District Code										
91	20	23		662	3/1	6/2023	Base: 6	Base: 65-0011 Aff						Unif	ied:			
Location	ID	Sale	Nu	nber	Useabilit	y & Code #		Parcel Number										
0011089	900		95		4	05	GeoCde	Twn	Rng	Se	ct Qrt	St	ubdiv	Area Blk		P	arcel	
50 · 00 · 00 · 00 · 00 · 00 · 00 · 00 ·	D	ate of S	ale /	Assessed '	Value		4375	2	9	18	3 3	00	0000	1	000	6:	136	
Land		Imp	prov	ements	1	Total		D	ate of	Sale	Propert	y Cl	assifica	cation Code				
889	,470		1	13,900		903,370	Status	Pro	erty Ty	pe	Zoning]	Location	Cit	y Size	Parc	cel Size	
		Irrigat	tion I	уре:			A) 1	B)	05		c) 5 D)) 3	E)	0	F)	8	
LCG			ACR	ES:	VA	LUE:		LCG			AC	RES:			VAL	UE:		
IRRIGATE	ED 1A1	l	3:	1.000		168,640	GR	ASSLA	ND 10	G1								
	1A		3	6.000		195,840			1	1G								
	2A1	L							20	G1								
	2A	L.				·			2	2G								
	3A1	l L							30	G1								
	3A	k							3	3G								
	4A1		8	3.700		417,665			40	G1								
	4A	L							4	4G								
DRYLANI) 1D1	1		6.640		17,265	5	Shelterbe	elt/Timb	oer								
	1D)	:	2.300		5,980			Accreti	on								
	2D1								Was	ste								
	2D	1		2.690		6,145			Oth						*			
	3D1	+	1,	9.140		43,735	AG LAND TOTAL				1:	***	960		8	75,	630	
	3D						Roads			-+			000					
	4D1	+					Farm Sites			tes		1.	000			13,	840	
	4D) A SIGN STORM	1:	2.490	14-96-38-94-85-T-DD	20,360	Home Sites											
							Recreation			on.								
	wellings	+					Other			-		····						
Outl	buildings	3				13,900	No	n-AG	ГОТА	\mathbf{L}		6.	000			13,	840	

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason	n for Adjustment:		
QCD; TRANSFER TO F	AMILY LLC		
		· · · · · · · · · · · · · · · · · · ·	
			The second secon
· · · · · · · · · · · · · · · · · · ·			
Comments from		Comments:	
001108900 00171870	0		
			(Continue on back)

NEBRASKA

Real Estate Transfer Statement

95

FORM **521**

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

The deed wi	Il not be recorded unless this statemen	it is signed and items 1-25 are accurately completed	1.								
1 County Name WEBST	2 County Number ER - 91	3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2023 4 Date of Deed Mo. 3 Day 16 Yr. 2023	ay16 _Yr2023								
5 Grantor's Name, Address, and Teleph		6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)		Grantee's Name (Buver)									
Carisa Cox and Jeff Cox Street or Other Mailing Address		K & M Krueger Family Farms, L.L.C. Street or Other Mailing Address									
P.O. Box 522	State Zip Code	41 Sonja Drive State	Zip Code								
Blue Hill	State Zip Code NE 68930	Doniphan NE	68832								
Phone Number (402) 469-1347		Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for									
Email Address NA		Email Address									
7 Property Classification Number. Che	ck one box in categories A and B. Check C if	property is also a mobile home.									
(A) Status	(B)	Property Type	(C)								
↑ mproved Single Fam Unimproved Multi-Famil IOLL Commercia	y Agricultural	Mineral Interests-Nonproducing State Assesse Mineral Interests-Producing Exempt	d Mobile Home								
8 Type of Deed	Easement Lea	nd Contract/Memo Partition Sheriff [ase Personal Rep. Trust/Trustee peral Quit Claim Warranty	Other								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No	O Type of Transfer Distribution Forecl Auction Easement Gift Court Decree Exchange Granto	osure Irrevocable Trust Revocable Trust	Transfer on Death Trustee to Beneficiary Other (Explain) <u>Estate Plannin</u>								
11 Was ownership transferred in full? (If No Yes No	o, explain the division.)	12 Was real estate purchased for same use? (I	f No, state the intended use.								
13 Was the transfer between relatives, or it	f to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)									
			her								
	and Sisters Grandparents a	= '									
14 What is the current market value of the		nild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate \								
\$113,795	leal property:	Yes No \$	u interest rate.)								
16 Does this conveyance divide a current p	parcel of land?	17 Was transfer through a real estate agent or a title compan of the agent or title company contact.) Yes	y? (If Yes, include the name								
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive									
18a 🗸 No address assigned 18b [Vacant land	Doniphan, NE 68832									
20 Legal Description (Attach additional page Grantor's remainder interest of the SE 1/4 of Section 36, 7 agricultural, list total number of acres	in the SW 1/4 of Section 18, Towr Township 4 North, Range 10 Wes	nship 2 North, Range 9 West of the 6th P.M. t of the 6th P.M., all in Webster County, Neb	, and the NE 1/4 raska.								
22 Total purchase price, including any23 Was non-real property included in th	y liabilities assumed	22 \$	0.00								
	e purchase <i>?</i> llar amount and attach itemized list.) (<u>see i</u>	nstructions)	1								
24 Adjusted purchase price paid for re		\$	000								
	documentary stamp tax, list the exemption										
Under penalties of la correct, and that I am duly a K & M Krueger Fan	w, I declare that I have examined this statemen uthorized to sign this statement. nily Farms, L.L.C.	nt and that it is, to the best of my knowledge and belief, true,	complete, and (402) 462-5353								
sign Print or Type Name of Gran	tee or Authorized Representative	Attorney for Grantee	Phone Number								
here Signature of Grantee or Aut	horized Representative	Title									
	Register of Deed's Use On	llv	For Dont Has Out								
26 Date Deed Recorded 2	7 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only								
Mo. 4 Day 6 Yr. 23	\$ Exempt #5b	BK 2023, Pa 662									
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 9	6-269-2008 Rev. 6-2019	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)								

BOOK 2023 PAGE 662

State of Nebraska Ss. County of Webster numerical index and filed for record in the Entered on the Clerk's office of said county this 6 of Cipy A.D., 20 23 at 2:43 o'clock_ P.M. Recorded in Book 202 County Clerk Deputy __Comp_ _Assessor_ _Carded_ Return recorded deed to:



Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

CARISA COX and JEFF COX, Wife and Husband, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaim to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed IV GVCh ILO	, 2023.
Corner ap	Geffing OoX
CARISA COX	JEFF COX
STATE OF NEBRASKA)	
)ss.	
COUNTY OF WEBSTER)	
The foregoing instrument was ack	nowledged before me on
	arisa Cox and Jeff Cox, Wife and Husband,
Grantors.	,,
	mahin 1 8 tologo
	Notary Public
	riotary r dorth

GENERAL NOTARY - State of Nebraska MCKAYLA L. SVOBODA My Comm. Exp. August 1, 2023

Cnty No.	Bo	ok		Page	Sale	Sale Date			School District Code								
91	20	23		663	3/10	/2023	Base: 6	55-00	11	Aff	iliate	ed:		Unif	ied:		
Location	п	Sale	Num	ber	Useability	& Code#				Pa	umber						
0011089	900		96		4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	ea Blk P		arcel
	D	ate of S	ale A	ssessed '	Value		4375	2	9	1:	8	3	00000	1 000		6:	136
Land		Imp	rovei	nents	To	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code		
889	,470		1	3,900	2	03,370	Status	Pro	perty Ty	ре	Z	oning	Location	Cit	y Size	Parc	cel Size
		Irrigat	ion Ty	pe:	•		A) 1	B)	05		0)	5	D) 3	E)	0	F)	8
LCG		£	ACRE	S:	VAL	UE:		LCG				ACR	ES:		VAL	JE:	
IRRIGATE	D 1A1		31	.000	1	.68,640	GR	ASSLA	ND 10	G1							
	1A		36	.000	1	.95,840	_		1	lG							
	2A1								20	G1			:				
	2A								2	2G							
	3A1								30	G1							
	3A								3	3G							
	4A1		83	.700	4	17,665			40	G1							
	4A				`				4	1G							
DRYLANI) 1D1			. 640		17,265	S	Shelterb	elt/Timb	er							
	1D		2	.300		5,980			Accretic	on							
	2D1								Was	ste							
	2D			. 690	w	6,145			Oth								
	3D1		19	.140		43,735	AG LAND TOTAL			\mathbf{L}			3.960		8	75,	630
-	3D						Roads			ds			5.000				
	4D1						Farm Sites			es			1.000	_		13,	840
	4D		12	.490		20,360	Home Sites			_							
							Recreation			on							
	wellings								Oth								
Outh	ouildings					13,900	Nor	ı-AG	ГОТА	\mathbf{L}			6.000			13,	840

Assessor's Adjustment to Sa	de Price (+ or -):	Total Recapture V	alue:
Assessor Comments and Reason t	or Adjustment:		
QCD; TRANSFER TO FAM	ILY LLC		
Comments from	•	Comments:	
001108900 001718700			
.]			
			(Continue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

DEPARTMENT OF REVENUE

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

The deed	will not be recorded unless this statement	nt is signed and items 1-25 are accurated	y completed.	
1 County Name WEBS	2 County Number		Date of Deed Mo3 Day	10 Yr. 2023
5 Grantor's Name, Address, and Tele	phone (Please Print)	6 Grantee's Name, Address, and Telephone		
Grantor's Name (Seller) Jessica Reyes and Edel Re	eyes	Grantee's Name (Buyer) K & M Krueger Family Farms, L.	L.C.	
Street or Other Mailing Address 1901 Cypress Way		Street or Other Mailing Address 41 Sonja Drive		
City Pleasant Hill	State Zip Code MO 64080	City Doniphan	State NE	Zip Code 68832
Phone Number (402) 297-8870	W.C. 01000	Phone Number Is the grantee a 5	501(c)(3) organization tee a 509(a) founda	on? Yes V No
Email Address		Email Address		
	heck one box in categories A and B. Check C i			
(A) Status	(B) Property Type		(C)
Improved Single F Unimproved Multi-Fa IOLL Comme	mily Agricultural [Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective	Distribution La		eriff Ost/Trustee	ther
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 Forect Auction Easement Gift Court Decree Exchange Grant	losure Irrevocable Trust Revocable Trus Life Estate Sale or Trust Partition Satisfaction of	Trans Truste	fer on Death ee to Beneficiary r (Explain) Estate Planning
11 Was ownership transferred in full? (It	No, explain the division.)	12 Was real estate purchased fo	r same use? (If No,	state the intended use.)
Yes No Aunt	ers and Sisters Grandparents	Partnership, or LLC	Other_	
14 What is the current market value of t \$113,795	he real property?	15 Was the mortgage assumed? (If Yes, state ☐ Yes No \$	the amount and inte	erest rate.)
16 Does this conveyance divide a current Yes No	nt parcel of land?	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? (If	Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive	Tax Statement Shot	uld be Sent
18a 🔽 No address assigned 18b	Vacant land	Doniphan, NE 68832		
	st in the SW 1/4 of Section 18, Tow , Township 4 North, Range 10 Wes			
22 Total purchase price, including23 Was non-real property included in	the purchase?		22 ^{\$}	0.00
	dollar amount and attach itemized list.) (see	and the second s	\$	0,00
	I THE SECOND COMMISSION - COMMISSION CONTRACTOR MISSION SHAPE OF THE PARTY OF THE P	070 000/5/43	24	0100
25 If this transfer is exempt from the	e documentary stamp tax, list the exemption	number <u>§76-902(5)(b)</u> .		
correct, and that I am dul	f law, I declare that I have examined this stateme y authorized to sign this statement. amily Farms, L.L.C.	ent and that it is, to the best of my knowledge ar	nd belief, true, comp	(402) 462-5353
Sign Print or Type Name of G	rantee or Authorized Representative	Attorney for Grantee		Phone Number
	Authorized Representative	Title		45-a 3 Date
	Register of Deed's Use O	nlv		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 4 Yr. 23	27 Value of Stamp or Exempt Number	28 Recording Data RU 2023 Pa 1010 2		To Dept. Ose Only
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersede	es 96-269-2008 Rev. 6-2019	A STANDARD	uthorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)

BOOK <u>2023</u> PAGE 663

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day april A.D., 20 23, at 2:45 P.M. Recorded in Book 2023 County Clerk _Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY Date

Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

JESSICA REYES and EDEL REYES, Wife and Husband, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaim to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE 1/2) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed this 10 day of Warch JESSICA REYE EDEL REYES

STATE OF MISSQURI lss. COUNTY OF

The foregoing instrument was acknowledged before me on 2004, 10 2023, by Jessiga Reyes and Edel Rey

, 2023, by Jessica Reyes and Edel Reyes, Wife and Husband, Grantors.

COLETTE L PAGE Notary Public - Notary Seal State of Missouri Commissioned for Cass County My Commission Expires: April 14, 2026 Commission Number: 14397182

Notary Public

Cnty No.	Boo	ok	Page	Sa	le Date	School District Code									
91	202	23	664	3/1	4/2023	Base: 65-0011 A				iliated:			Unif	ied:	
Location	Ю	Sale	Number	Useabilit	y & Code#	Parcel Number									
0011089	00	97 4 05			05	GeoCde	Twn	Rng	Se	ct Qr	t	Subdiv	Area	Area Blk Parcel	
	Da	ate of S	ale Assesse	d Value		4375	2	9	1	8 3		00000	1	000	6136
Land		Improvements Total				D	ate of	Sale	Prope	ty	Classifica	ation (Code		
889	,470		13,90	0	903,370	Status	Proj	perty Ty	pe	Zonin	g	Location	Cit	y Size	Parcel Size
:		Irrigat	ion Type:	'		A) 1				c) 5		D) 3	E)	0	F) 8
LCG	<u> </u>	Æ	ACRES:	VA	LUE:		LCG			A	CR	ES:		VAL	UE:
IRRIGATE	D 1AI		31.000	•	168,640	GF	ASSLA	ND 10	Gl						
	1A		36.000		195,840]	ιG						
	2A1							20	G1						
	2A							2	2G						
	3A1		į					30	G1						
	3A							3	3G						
	4A1		83.700		417,665			40	G1						
	4A								4G						
DRYLAND	1D1		6.640		17,265		Shelterbe	elt/Timb	per						
	1D		2.300	1	5,980			Accreti	on					·	-
	2D1							Was	ste						
	2D		2.690		6,145			Oth			_				
	3D1		19.140		43,735	AG L	AND '			•		3.960		8	75,630
	3D							Roa				5.000			
	4D1							arm Sit	-+			1.000			13,840
	4D	2001000000	12.490		20,360			ome Sit							
							F	Recreati	-						
	wellings ouildings		Transport		12 000	N.T	401	Oth				C 000			12.040
Outo	nmanigs				13,900	INO:	n-AG	IOIA	<u> </u>			6.000			13,840

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:							
Assessor Comments and Reason for Adjustment:									
QCD; TRANSFER TO F	AMILY LLC								
,									
Comments from		Comments:							
001108900 00171870	0								
		- 10	(Continue on back)						

NEBRASKA

Real Estate Transfer Statement

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

FORM 521

Good Life, Great Service, DEPARTMENT OF REVENUE

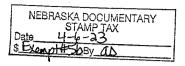
1 County Name

• 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.

2 County Number

3 Date of Sale/Transfer 2023 2023 Day _ WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C Joshua Kruèger Street or Other Mailing Address 41 Sonja Drive Street or Other Mailing Address P.O. Box 13 Zip Code 68930 City Blue Hill State Code 68832 Doniphan State Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? ✓ No ✓ No Phone Number (816) 898-5928 Phone Number (402) 461-8935 Yes Yes Email Address Email Address NA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) State Assessed **✓** Improved Single Family Industrial Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Conservator 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Corrective Trust/Trustee Bill of Sale Easement Lease Personal Rep. Death Certificate - Transfer on Death Mineral ✓ Quit Claim Executor Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Auction Gift Sale Trustee to Beneficiary Fasement Seller V No Court Decree Buyer Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Estate Planning 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$113,795 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive 18a V No address assigned 18b Vacant land Doniphan, NE 68832 20 Legal Description (Attach additional pages, if needed.) Grantor's remainder interest in the SW 1/4 of Section 18, Township 2 North, Range 9 West of the 6th P.M., and the NE 1/4 of the SE 1/4 of Section 36, Township 4 North, Range 10 West of the 6th P.M., all in 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? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 24 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(5)(b) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. K & M Krueger Family Farms, L.L.C. (402) 462-5353 Print or Type Name of Grantee or Authorized Representative sign Attorney for Grantee Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a copy of 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 6 day of 1201 A.D., 2023, at 3:41 o'clock a M. Recorded in Book 2033 on Page 664 _County Clerk <u>ab</u> _Deputy Assessor Carded_ Comp



Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

JOSHUA KRUEGER, a single person, GRANTOR, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed this H day of March

STATE OF NEBRASKA COUNTY OF ADAMS. Webster

> The foregoing instrument was acknowledged before me on March 14 , 2023, by Joshua Krueger, a single person, Grantor.

GENERAL NOTARY - State of Nebraska JAMIE L. KOSSE My Comm. Exp. February 1, 2026

Cnty No.	Во	ok	Page	Sale	Date	Schoo				chool District Code						
91	20	23	665	3/28	3/28/2023		Base: 65-0011 As					Unif	ied:			
Location	D	Sale Nu	mber	Useability	& Code#	Parcel Number										
0011089	00	98		4	05	GeoCde	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of Sale	Assessed	Value		4375	4375 2 9 18 3 00000						1 000 6136			
Land		Improv	ements	Te	otal	Date of Sa				Propert	y Classific	ation (Code			
889	,470		13,900	9	903,370	Status	Proj	erty Ty	ре	Zoning	Location	ı Cit	City Size P			
		Irrigation	Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 8		
LCG		ACRES: VALUE:					LCG			ACI	RES:		VAL	U E:		
IRRIGATE	D 1A1	3	1.000	, 1	.68,640	GR	ASSLA	ND 10	Gl							
	1A	3	6.000	1	195,840			1	lG							
	2A1							20	G1							
	2A						2G									
	3A1					3G1										
	3A							3	3G							
	4A1	8	3.700	4	17,665			40	G1							
	4A							2	4G							
DRYLANI) 1D1		6.640		17,265	S	Shelterbe	lt/Timb	per							
	1D		2.300		5,980		-	Accreti	on							
	2D1							Was	ste							
	2D		2.690		6,145			Oth	ier							
****	3D1	1	9.140		43,735	AG L	AND T	ГОТА	\mathbf{L}	19	3.960		8	75,630		
	3D							Roa	.ds		5.000					
	4D1		<u> </u>				F	arm Sit	tes		1.000			13,840		
	4D	1	2.490		20,360		Н	ome Sit	tes							
			1				R	ecreation	on							
	wellings							Oth								
Outh	ouildings				13,900	Noi	n-AG T	OTA	$\mathbb{L}ig $		6.000			13,840		

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason	n for Adjustment:		
QCD; TRANSFER TO SI	STER-IN-LAWS		
Comments from		Comments:	***************************************
001108900 001718700			
		-	(Continue on back)

NEBRASKA Good Life. Great Service.

FORM 521

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

The deed wi	Il not be recorded unless this statement	t is signed and items 1-25 are accurately comp	oleted.
1 County Name WEBSTE	2 County Number ER - 91	3 Date of Sale/Transfer 2023 4 Date of	Deed 25 3 Day 46 Yr. 2023
5 Grantor's Name, Address, and Teleph	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please	Print)
Grantor's Name (Seller) Cody Hanson		Grantee's Name (Buyer) SEE ATTACHED	
Street or Other Mailing Address	Ave	Street or Other Mailing Address	
City Hastings- Junio	State X95 Code 68901	City State	Zip Code
Phone Number 84	φ _β ₁ =0	Phone Number Is the grantee a 501(c)(3) If Yes, is the grantee a 50	
Email Address		Email Address NA	
7 Property Classification Number. Che	ck one box in categories A and B. Check C if	property is also a mobile home.	×
(A) Status	(B)	Property Type	(C)
	y Agricultural	Mineral Interests-Nonproducing State As Mineral Interests-Producing Exempt	ssessed Mobile Home
8 Type of Deed Conservator	Distribution Lan	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Cemetery Death Certificate	Easement Lea — Transfer on Death Executor Min		ee
9 Was transfer part of IRS like- 1	0 Type of Transfer Distribution Forecle		Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary
Buyer Seller No	Court Decree Exchange Granto	or Trust Partition Satisfaction of Contract	Other (Explain)
11 Was ownership transferred in full? (If No	o, explain the division.)	12 Was real estate purchased for same u	use? (If No, state the intended use.)
✓ Yes			
	to a trustee, are the trustor and beneficiary relative		Other Sister-in-Laws
	Uncle to Niece or Nephew Family Corp., Pand Sisters Grandparents a		Other Sister-in-Laws
Ex-spou	= :	= '	
14 What is the current market value of the		15 Was the mortgage assumed? (If Yes, state the amo	unt and interest rate.)
\$42,673		☐ Yes ✓ No \$	%
16 Does this conveyance divide a current p	parcel of land?	17 Was transfer through a real estate agent or a title co	ompany? (If Yes, include the name
☐ Yes ✓ No		of the agent or title company contact.) Yes	No
18 Address of Property		19 Name and Address of Person to Whom the Tax Stat Mariel J. Krueger	ement Should be Sent
		41 Sonja Drive	
18a ✓ No address assigned 18b		Hastings, NE 68901	
20 Legal Description (Attach additional page			
	orth, Range 10 West of the 6th P.N	18, Township 2 North, Range 9 and the M., Webster County, NE	NE 1/4 of the SE 1/4
22 Total purchase price, including an	v liabilities assumed	22 \$	0.00
23 Was non-real property included in th	e purchase?	\$	
Yes No (If Yes, enter do	llar amount and attach itemized list.) (see in		
24 Adjusted purchase price paid for r	eal estate (line 22 minus line 23)		0,00
25 If this transfer is exempt from the	documentary stamp tax, list the exemption	number	
	w, I declare that I have examined this statemen uthorized to sign this statement.	nt and that it is, to the best of my knowledge and belief,	, true, complete, and
K & M Krueger Far		achi d	(402) 462-5353
sign Print or Type Name of Gran	tee or Authorized Representative	A11	Phone Number
	Fourness Paraness III	Attorney for Grantee	44-23
here Signature of Grantee or Aut	horized Representative	Title	Date
	Register of Deed's Use On		For Dept. Use Only
4 6 23	7 Value of Stamp or Exempt Number \$ 96.15	28 Recording Data	
Mo Day Yr	· /τ2	BR 203, tg 165 Authorized	by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 06 360 3000 to 3030 Pay Cuparandos 0	C 000 0000 D C 0010		

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

GRANTEES:

Kayla J. Priest 750 S. 14th Ave Washington, IA 52353 402.984.3388

Whitney J. Van Veldhuizen 2732 190th St Rock rapids, IA 51246 402.469.0677

Tori D. James 1823 W. 4th St Hastings, NE 68901 402.469.0826

State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this ____ day of april A.D., 20 23, at 2:50 o'clock P.M. Recorded in Book 2023 ڪهاجا bbouthering . _County Clerk 1 Deputy _Assessor_ _Carded Return recorded deed to:

NEBRASKA DOCUMENTARY

Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

CODY HANSON, a single person, GRANTOR, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEES, KAYLA J. PRIEST, a married person; WHITNEY J. VAN VELDHUIZEN, a married person; and TORI D. JAMES, a married person, quitclaims to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed this 28 day of March

STATE OF NEBRASKA)ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on _, 2023, by Cody Hanson, a single person, Grantor.

GENERAL NOTARY- State of Nebraska JERRI KNAPPLE My Comm. Exp. July 23, 2024

Cnty No.	Во	ok	1	Page	Sal	le Date	School District Code										
91	20	23	(666	3/2	5/2023	Base: 6	55-00	11	Affi	liated:			Unif	ied:		
Location	D	Sale I	(um	ber	Useability	& Code#					Parcel	Nı	umber				
0011089	00	9	99 4			05	GeoCde	Twn	Rng	Sec	t Qrt		Subdiv	Агеа	Blk	Parc	æl
	D	ate of Sal	ate of Sale Assessed Val				4375	2	9	18	3	-	00000	1	000	613	6
Land		Impr	oven	nents	1	otal		D	ate of	Sale	Proper	ty (Classifica	tion (Code		
889	,470		1 3	3,900		903,370	Status	Proj	erty Ty	ре	Zoning Location			Cit	y Size	Parcel	Size
		Irrigatio	n Ty	pe:			A) 1	В)	05		c) 5		D) 3	E)	0	F) 8	}
LCG		A	RES	S:	VA	LUE:	LCG				AC	RE	ES:		VAL	JE:	
IRRIGATE	D 1A1	.	31	.000		168,640	GR	ASSLA	ND 10	G1							
	1A		36	.000		195,840			1	1G							
	2A1							,	20	G1							
	2A								2	2G							
	3A1								30	GI							
	3A								3	3G							
	4A1		83	.700		417,665			40	Gl							
	4A								2	4G							
DRYLANI) 1D1		6	. 640		17,265	S	Shelterbe	lt/Timb	er			,				
	1D	1	2	.300		5,980			Accreti	on							
	2D1								Was	ste							
	2D			. 690		6,145			Oth	ier							
	3D1		19	.140		43,735	AG L	AND T	ГОТА	\mathbf{L}	1		3.960		8	75,63	30
***	3D			-					Roa	ds		5	5.000				
 .	4D1							F	arm Sit	es		1	.000			13,84	10
e (1888) ki jeri ne odnovnime	4D	Control of the Contro	12	. 490	en en en en en en en en en en en en en e	20,360		H	ome Sit	es							
			,1		A. C. C. S.			R	естеаті	on							
	wellings		1				Other										
Outb	ouildings		1		······································	13,900	Noi	ı-AG T	OTA	\mathbb{L}		6	.000			13,84	10

Assessor's Adjustment to	Sale Price (+ or -):	Total Recapture Value:	·						
Assessor Comments and Reason for Adjustment:									
QCD; TRANSFER TO FA	AMILY LLC								
Comments from		Comments:							
001108900 001718700									
			·-						
			(Continue on back)						

NEBRASKA Good Life. Great Service.

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

FORM

DEPARTMENT OF REVENUE

521

The deed wi	Il not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed	
	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	25 2023
WEBSTE		Mo. <u>3</u> Day <u>25</u> Yr. <u>2023</u> Mo. <u>3</u> D	ay <u>25</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Teleph Grantor's Name (Seller)	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Kayla J. Priest and Bradley P	riest	K & M Krueger Family Farms, L.L.C.	
Street or Other Mailing Address 750 S. 14th Ave		Street or Other Mailing Address 41 Sonja Drive	
^{City} Washington	State Zip Code 52353	City State NE	Zip Code 68832
Phone Number (402) 984-3388		Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) fo	
Email Address NA		Email Address	
7 Property Classification Number. Che	ck one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status	(B)) Property Type	(C)
✓Împroved Single Fam ✓ Unimproved Multi-Famil IOLL Commercia	y Agricultural	Mineral Interests-Nonproducing □ State Assesse Mineral Interests-Producing □ Exempt	d Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective		nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
		neral Quit Claim Warranty	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No		Life Estate Sale Trust Partition Satisfaction of Contract	
11 Was ownership transferred in full? (If No No No	5, explain the division.)	12 Was real estate purchased for same use? (If	no, state the intended use.,
13 Was the transfer between relatives, or i	f to a trustee, are the trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)	
Yes No Aunt or	Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Ot	her
		and Grandchild Spouse	
Ex-spou		hild Step-parent and Step-child Stepseach and Step-child Stepseach and Step-child Stepseach and Step-child Stepseach and Steps	d interest rate \
\$113,795	real property?	Yes No \$	interest rate.)
16 Does this conveyance divide a current p	parcel of land?	17 Was transfer through a real estate agent or a title company	y? (If Yes, include the name
Yes V No		of the agent or title company contact.) Yes	No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Mariel J. Krueger, Managing Member K & M Family Farms, L.L.C. 41 Sonja Drive	Should be Sent
18a V No address assigned 18b	Vacant land	Hastings, NE 68901	
20 Legal Description (Attach additional page	,		
		n 18, Township 2 North, Range 9 and 10 West of the 6th P.M., Webster Co	
21 If agricultural, list total number of acres	transferred in this transaction199.96		
	y liabilities assumed		0.00
23 Was non-real property included in the	le purcnase? Ilar amount and attach itemized list.) (see i	instructions)	
	eal estate (line 22 minus line 23)	\$	0100
	documentary stamp tax, list the exemption		L
Under penalties of la	w, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true,	complete, and
correct, and that I am duly a K & M Krueger Fan	uthorized to sign this statement.	•	(402) 462-5353
Sign Print or Type Name of Gran	tee or Authorized Representative	A11	Phone Number
	horized Representative	Attorney for Grantee	_ 44 -23
here Signature of Grantee or Aut	•		Date
26 Data Dood Bassadad	Register of Deed's Use On		For Dept. Use Only
4 (22	7 Value of Stamp or Exempt Number	28 Recording Data	
Mo. Day Yr. Sylvania Nebraska Department of Revenue	+ -rempi " DD	Authorized by Neh	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 9	6-269-2008 Rev. 6-2019	O , and a local by Neb.	33 10 = 1,11 10E1(E)

NEBRASKA DOCUMENTARY

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this _____ day of april A.D., 2023, at 2:52 PM. Recorded in Book 2023 County Clerk (1) Deputy _Carded__ Assessor_ Comp_ Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901 (as defined in Neb. Rev. Stat., § 76-201):

QUITCLAIM DEED

KAYLA J. PRIEST and BRADLEY PRIEST, Wife and Husband, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaims to GRANTEE, the following described real estate

The Southwest Quarter (SW 1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed this 25th day of March KAYLA J. PRIEST

STATE OF IOWA

COUNTY OF \

The foregoing instrument was acknowledged before me on , 2023, by KAYLA J. PRIEST and BRADLEY PRIEST,

Wife and Husband, Grantors.

JAIME ROBERTS

Notary Public

Cnty No.	Во	ok	Page Sale Date			School District Code											
91	20	23		667	3/25	/2023	Base: 6	55-00	11	Affi	liated:			Unif	ied:		
Location	m	Sale	Num	ber	Useability	& Code#	Parcel Number										
0011089	900	100			4	05	GeoCde Twn Rng Se		Sec	t Qrt	Subdiv		Area	Blk	P	arcel	
	D	ate of S	ale A	ssessed ⁷	sed Value			2	9	18	3 3	000	000	1	000	61	136
Land		Imp	orove	ments	To	otal		Date of Sale Property Classification Code									
807	,165		1	3,900	8	321,065	Status	tus Property Type		pe	Zoning		ocation	Cit	Size	Parc	cel Size
		Irrigat	ion T	pe:	,		A) 1 B) 05				c) 5	D)	3	E) 0		F)	8
LCG			ACRE	S:	VAL	UE:		LCG			ACI	RES:	.,	VALUE:			
IRRIGATE	ED 1A1		31	.000	1	.68,640	GR	ASSLA	ND 10	G1							
	1 <i>A</i>		36	.000	1	.95,840			1	lG							
	2A1	-	İ						20	G1							
	2A								. 2	2G							
	3A1								30	G1							
	3A								3	3G							
	4A1		83	.700	4	17,665			40	G1							
	4A	J							4	IG							
DRYLANI) 1D1		2	.000		5,200	Shelterbelt/Timber										
,	1D)	2	.300		5,980			Accretic	on							
	2D1								Was	ste							
	2D								Oth	ег							
·	3D1		į				AG L	AND T	ГОТА	L	15	5.0	00		7	93,	325
	3D								Roa	ds		4.0	00				
	4D1					***************************************		F	arm Sit	es		1.0	00			13,	840
	4D							Н	ome Sit	es							
			1					R	ecreation	on							
	wellings	 	h		. <u>.</u>				Oth								
Outl	ouildings		13,900				Nor	ı-AG T	OTA	L		5.0	00			13,	840

Assessor's Adjustment to Sale Price (+ o	r -): Total Recapture Value:
Assessor Comments and Reason for Adjustmen	
QCD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001108900	
	(Continue on back)

100

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

The deed wi	not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
	County Number	3 Date of Sale/Transfer 4 Date of Deed	2023							
WEBSTE		Mo. 3 Day 25 Yr. 2023 Mo. 3 Day 25 Yr. 2023 6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Address, and Telepho Grantor's Name (Seller)	one (Please Print)	Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Whitney Van Veldhuizen and	Derek Van Veldhuizen	K & M Krueger Family Farms, L.L.C.								
Street or Other Mailing Address 2732 190th St		Street or Other Mailing Address 41 Sonja Drive								
City Rock Rapids	State Zip Code 51246	City State NE	Zip Code 68832							
Phone Number (402) 469-0677		Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organi.								
Email Address		Email Address								
	ck one box in categories A and B. Check C if									
(A) Status		Property Type	(C)							
Improved Single Fam	ly Industrial	Mineral Interests-Nonproducing State Assessed	d Mobile Home							
Unimproved Multi-Family	Agricultural	Mineral Interests-Producing Exempt								
☐ IOLL ☐ Commercia	Recreational									
8 Type of Deed Conservator	Distribution La		Other							
Bill of Sale Corrective	EasementLea									
		neral Quit Claim Warranty								
kind exchange (I.R.C. § 1031	Type of Transfer Distribution Forecl		ransfer on Death							
Exchange) by buyer or seller? Buyer Seller No	Auction Easement Gift		rustee to Beneficiary							
11 Was ownership transferred in full? (If No		or Trust Partition Satisfaction of Contract O Contract	Other (Explain) Est Planning No. state the intended use)							
✓ Yes		Yes								
	to a trustee, are the trustor and beneficiary rela		d							
	Incle to Niece or Nephew Family Corp., F		ner							
Ex-spous	and Sisters Grandparents and Cl									
14 What is the current market value of the		nild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	Lintarant rata							
\$113,795	ear property:	Yes No \$	"merest rate.)							
16 Does this conveyance divide a current p	arcel of land?	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	And the second consequences and the second second							
Yes No 18 Address of Property			Should be Sort							
16 Address of Property		19 Name and Address of Person to Whom the Tax Statement Mariel J. Krueger, Managing Member	Should be Sent							
		K & M Family Farms, L.L.C.								
18a 🔽 No address assigned 18b	Vacant land	41 Sonja Drive Hastings, NE 68901								
20 Legal Description (Attach additional pag	es, if needed.)									
Grantor's remainder inte	rest in the SW 1/4 of Sectio	n 18, Township 2 North, Range 9 and	the NE 1/4 of							
the SE 1/4 of Section 36	, Township 4 North, Range	10 West of the 6th P.M., Webster Co	untv. NE							
		,	,							
21 If agricultural, list total number of acres t	ransferred in this transaction199.96									
22 Total purchase price, including any	liabilities assumed	22 \$	0.00							
23 Was non-real property included in the		s	1.00							
Yes No (If Yes, enter dol	ar amount and attach itemized list.) (see i	nstructions)								
24 Adjusted purchase price paid for re	eal estate (line 22 minus line 23)		0,00							
25 If this transfer is event from the d	ocumentary stamp tax, list the exemption	number §76-902(5)(b)								
Under penalties of la	w. I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, or	complete and							
correct, and that I am duly at	thorized to sign this statement.	and the state of t								
K & M Krueger Fam	ee or Authorized Representative		(402) 462-5353							
sign Sign	ee of Authorized Representative	Attorney for Grantee	Phone Number							
	norized Representative	Title								
26 Date Deed Recorded 2	Register of Deed's Use On Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only							
Mo. 4 Day 6 Yr. 23	\$ Example #5h	BK2023, Pa 667								
Nebraska Department of Revenue	Exemple " 35	Authorized by Neh	Rev. Stat. §§ 76-214, 77-1327(2)							
Form No. 96-269-2008 10-2020 Rev. Supersedes 96	Hand was a land of the control of th	O TRANSPORTED BY NO.								

Agricultural Land Sales Worksheet

Cnty No.	Во	ok		Page	Sale	Date		··		S	choo	ol Dis	trict Code	:			
91	20	23		668	3/27	/2023	Base: 65-0011 Affiliated:							Unified:			
Location	Ю	Sale	Num	ber	Useability	& Code#					Pa	rcel N	lumber	٠			
0011089	00		101		4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	P	arcel
	D	ate of S	ale A	ssessed \	/alue		4375	2	9	1	8	3	00000	1	1 000 6136		
Land		Imp	rovei	nents	Te	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code		
889	,470		1	3,900	2	903,370	Status	Proj	erty Ty	pe	Zo	oning	Location	Cit	y Size	Parc	el Size
		Irrigat	ion Ty	pe:			A) 1	B)	05		C)	5	D) 3	E)	0	F)	8
LCG		Į.	ACRE	S:	VAL	UE:		LCG		•		ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1		31	.000	1	.68,640	GR	ASSLA	ND 10	G1							
	1A		36	.000	1	.95,840			1	lG							
: 	2A1								20	Gl							
	2A								2	2G							
	3A1								30	G1							
	3A								3	3G							
	4A1		83	.700	4	17,665			40	Gl					_		
	4A	 								lG							
DRYLANI		 	:	. 640		17,265	S	helterbe		-+							
	1D	1	2	.300		5,980			Accretion	on							
	2D1	1		600					Was								
	2D	 		. 690		6,145	107	1375.7	Oth			10	2 262				600
	3D1	ļ <u>.</u>	19	.140		43,735	AG L	AND T		-			3.960 5.000		8	15,	630
	3D 4D1		i			,-	Roads			\rightarrow						1 2	040
	4D1 4D		12	.490		20,360	Farm Sites				-		1.000			13,	840
	4D		12	. 490		20,300			ome Sit	-							
r and a second	wellings						Recreation			+							
	ouildings					13,900	Nor	ı-AG T	Oth FOTA				6.000			13.	840
34		<u> </u>				,	1 101		~ ~	_						,	

Assessor's Adjustment to Sale Price	(+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjust	ment:	
QCD; TRANSFER TO FAMILY LLC	c	
Comments from	Com	ments:
001108900 001718700		
		(Continue on back)

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

101

FORM **521**

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

The deed will	not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 WEBSTE	County Number R - 91	3 Date of Sale/Transfer Mo. 3 Day 27 Yr. 2023 4 Date of Deed Mo. 3 Day Day 27 Day 2023 4 Date of Deed	y <u>27</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telepho		6 Grantee's Name, Address, and Telephone (Please Print)	ny II
Grantor's Name (Seller) Tori D. James and Mason Jan		Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C.	
Street or Other Mailing Address 1823 W. 4th Street		Street or Other Mailing Address 41 Sonja Drive	
City Hastings	State Zip Code NE 68901	City State Doniphan NE	Zip Code 68832
Phone Number	14E 00901	Phone Number Is the grantee a 501(c)(3) organize	zation? Yes V No
(402) 469-0826 Email Address NA		(402) 461-8935 If Yes, is the grantee a 509(a) four Email Address	Indation? Yes No
	k one box in categories A and B. Check C if	property is also a mobile home	
(A) Status		Property Type	(C)
Improved Single Famil		Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family	✓ Agricultural	Mineral Interests-Producing Exempt	
ODLL Commercial	Recreational		
8 Type of Deed Conservator	Distribution Lan	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Cemetery Death Certificate -	Easement Lea - Transfer on Death Executor Min	and the design of colours and the colours and	
	Type of Transfer Distribution Forecle		ransfer on Death
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easement Gift		rustee to Beneficiary
Buyer Seller No	Court Decree Exchange Granto		ther (Explain) Est Planning
11 Was ownership transferred in full? (If No, Yes No No	explain the division.)	12 Was real estate purchased for same use? (If	No, state the intended use.)
	to a trustee, are the trustor and beneficiary relat	tives? (If Yes, check the appropriate box.)	
	ncle to Niece or Nephew Family Corp., Pa		er
Ex-spouse	and Sisters Grandparents a Parents and Ch		
14 What is the current market value of the re		15 Was the mortgage assumed? (If Yes, state the amount and	interest rate \
\$113,795		☐ Yes	%
16 Does this conveyance divide a current pa	rcel of land?	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement S	
		Mariel J. Krueger, Managing Member K & M Family Farms, L.L.C.	
18a V No address assigned 18b		41 Sonja Drive	
20 Legal Description (Attach additional page		Hastings, NE 68901	
		n 18, Township 2 North, Range 9 and	the NF 1/4 of
the SE 1/4 of Section 36,	Township 4 North, Range	10 West of the 6th P.M., Webster Cou	inty NF
	,	To the carry man, tropolor co.	arity, rt
21 If agricultural, list total number of acres tra	ansferred in this transaction199.96	·	
22 Total purchase price, including any	liabilities assumed		0,00
23 Was non-real property included in the		\$	
	ar amount and attach itemized list.) (see in	nstructions)	
24 Adjusted purchase price paid for rea			0,00
25 If this transfer is exempt from the do	ocumentary stamp tax, list the exemption	_{number} <u>§76-902(5)(b)</u> .	
correct, and that I am duly aut	thorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, co	omplete, and
K & M Krueger Fami	ily Farms, L.L.C.		(402) 462-5353
sign Print or Type Name of Grante	e or Authorized Representative	Attorney for Grentes	Phone Number
	prized Representative	Attorney for Grantee	- 4-4-33 Date
HEIC "	A CONTRACTOR OF THE PROPERTY O		**************************************
26 Date Deed Recorded 27	Register of Deed's Use Onl Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 4 Day 1/2 Vr 23	\$ Exempt #56	BK2023 Pa lalal	
Nebraska Department of Revenue		, 0, 000	Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Clock P. Recorded in Book 203 on Page 1000 County Clerk 10.00 Deputy Ind Comp Assessor Carded



Return recorded deed to: Brad Moncrief, L.L.C. 1239 N. Burlington Ave., Suite 200 Hastings, N 68901

QUITCLAIM DEED

TORI D. JAMES and MASON JAMES, Wife and Husband, GRANTORS, in consideration of One and 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, K & M KRUEGER FAMILY FARMS, L.L.C., a Nebraska Limited Liability Company, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW $\frac{1}{4}$) of Section 18, Township 2 North, Range 9 West of the 6^{th} P.M., Webster County, Nebraska; and

The Northeast Quarter (NE ½) of the Southeast Quarter (SE ½) of Section 36, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed this 27 day of	March	, 2023
LiD Fanus TORI D. JAMES	_	MASON JAMES
STATE OF NEBRASKA)	
COUNTY OF ADAMS)ss.)	
The foregoing instrument wa Marth 27, 2023, 1 Husband, Grantors.	_	d before me on MES and MASON JAMES, Wife and
GENERAL NOTARY - State of Nebraska DEBBRA L. WEBER My Comm. Exp. October 14, 2024	Notary	Velus X. Welve Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	þ	Page	Sale	Date	School District Code									
91	20	23		669	2/17	/2023	Base: S	91-00	02	Aff	iliate	ed:		Unif	ied:	
Location	ID	Sale	Num	ber	Useability	& Code#					Pa	rcel N	umber			
0019021	100		102		1		GeoCde	Twn	Rng	Se	ct	Qrt Subdiv Area Blk Pa				
	D	ate of S	ale As	ssessed V	⁷ alue		4371	2	11	1	8	0	00000	1	000	8565
Land		Imp	orover	nents	To	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code	
214	,415				2	214,415	Status	Proj	erty Ty	рe	Zo	oning	Location	Cit	y Size	Parcel Size
		Irrigat	tion Ty	pe:			A) 2 B) 05 C) 5 D) 3				D) 3	E)	0	F) 9		
LCG			ACRE:	S:	VAI	.UE:		LCG				ACR	ES:		VAL	UE:
IRRIGATE	ED 1A1						GR	ASSLA	ND 10	G1			0.670			940
	1A								1	ιG		9	2.120		1	28,970
	2A1		İ						20	G1		5	9.320			83,050
	2A								2	2G						
	3A1		İ						30	Gl						
	3A								3	3G						
	4A1				-				40	G1						
	4A		İ						4	4G						_
DRYLANI) IDI		İ				S	Shelterbe	lt/Timb	рег						
	1D)						,	Accreti	on						•
	2D1								Was	ste			2.910			1,455
	2 D								Oth	ner						
	3D1				·		AG L	AND T	ГОТА	\mathbf{L}		15	5.020		2	14,415
	3D						Roads 3.960					3.960				
	4D1							F	arm Sit	tes						
	4D							Н	ome Sit	tes						
								F	Lecreation	on						
Γ	wellings								Oth	ner						
Out	buildings						Noi	n-AG	ГОТА	\mathbf{L}			3.960			

Assessor's Adjustment to Sa	ale Price (+ or -):	Total Recapture Value	•
Assessor Comments and Reason	for Adjustment:		
TRUSTEE'S DEED			
Comments from		Comments:	
001902100			
			(Continue on back)

102

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

	III not be recorded unless this statemen		y completed.
1 County Name WEBSTI	2 County Number ER - 91		Date of Deed Mo. 3 Day 31 Yr. 2023
5 Grantor's Name, Address, and Teleph	To the state of th	6 Grantee's Name, Address, and Telephone	
Grantor's Name (Seller) John A. Wilson, Trustee of th	ie John F. Wilson Rev. Trust	Grantee's Name (Buyer) Wayne V. Hoffman and Melanie	L. Hoffman
Street or Other Mailing Address 1059 County Road 26		Street or Other Mailing Address 975 Road 1100	
^{City} Craig	State Zip Code NE 68019	City Red Cloud	State Zip Code NE 68970
Phone Number			501(c)(3) organization? Yes No No tee a 509(a) foundation? Yes No
Email Address jwilsone@unl.edu		Email Address hoffmanml4@gmail.com	
7 Property Classification Number. Che	eck one box in categories A and B. Check C if		
(A) Status	(B)	Property Type	(C)
Improved Single Fan	nily Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved Multi-Famil	ly Agricultural	Mineral Interests-Producing	Exempt
Ochmercia Commercia	al Recreational		
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate	Easement Lea	ase Personal Rep. 🗸 Tru	eriff Other
	10 Type of Transfer Distribution Forect		tranty Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller • No	Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary
11 Was ownership transferred in full? (If N		pr Trust Partition Satisfaction of 0	Contract Other (Explain) r same use? (If No. state the intended use.)
Yes No One-half int	erest	Yes No	
	if to a trustee, are the trustor and beneficiary rela		
		Partnership, or LLC Self	Other
		and Grandchild Spouse	- 4 9 4
Ex-spou	<u> </u>		
14 What is the current market value of the	real property?	15 Was the mortgage assumed? (If Yes, state Yes No \$	5 82 8 8 6
16 Does this conveyance divide a current	parcel of land?	17 Was transfer through a real estate agent or	a title company? (If Yes, include the name
Yes V No		of the agent or title company contact.)	Yes Anderson Abstract Co. No
18 Address of Property		19 Name and Address of Person to Whom the Same as No. 6	Tax Statement Should be Sent
		3	
18a V No address assigned 18b	Vacant land		
20 Legal Description (Attach additional page			
One-half interest in the	Southwest Quarter of Sectio	n 18, Township 2 North, Rar	nge 11, West of the 6th
P.M., Webster County, I	Nebraska.		
21 If agricultural, list total number of acres	transferred in this transaction	·	
22 Total purchase price, including an	y liabilities assumed		22 \$ 170,821,88
23 Was non-real property included in the	ne purchase?		\$
	llar amount and attach itemized list.) (see i		23
	real estate (line 22 minus line 23)		170,821,88
	documentary stamp tax, list the exemption		
correct, and that I am duly a Wayne V. Hoffman	aw, I declare that I have examined this statement authorized to sign this statement.	nt and that it is, to the best of my knowledge ar	d belief, true, complete, and (402) 746-4642
sign Print or Type	Name of Grantee or Authorized Representative	Grantee	Phone Number
7020	Grantee or Authorized Representative	Title	3/3\/2023 Date
	Register of Deed's Use Onl		For Dept. Use Only
26 Date Deed Recorded		28 Recording Data	
Mo Day Nebraska Department of Revenue	Vr. 20 3 084. 10	UN 2023, 19 60 1	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-259-2008 10-2020 Re	ev. Supersedes 98-269-2008 Rev. 6-2019	s degument for your records	

Entered on the numerical index and filed for record in the Clerk's office of said county this ______ day of ______ A.D., 20 33, at 3:37 o'clock ______ p.M. Recorded in Book ______ 20 3 on Page ______ County Clerk _______ County Clerk _______ Comp ____ Assessor ____ Carded

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Wayne V. Hoffman and Melanie L. Hoffman, husband and wife, as joint tenants, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Southwest Quarter of Section 18, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:ss

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust

dated September 15, 1997.

Sarbara A. Will Notary Public

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, ('the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The John F. Wilson Revocable Trust created on the 15^{th} day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, John F. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 3/ day of march, , 2023

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3</u>/ day of <u>masch</u>, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok		Page	Sa	le Date	School District Code										
91	20	23		671	2/1	7/2023	Base:	91-00	02	Aff	iliate	ed:		Unif	ied:		
Location	ID	Sale	Num	ber	Useabilit	y & Code #					Pa	rcel N	umber				
0019021	L00		103		1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Pa	ırcel
	D	ate of S	ale A	ssessed '	Value		4371	2	11	1	8	0	00000	1	000	85	65
Land		Imp	orove	ments		Γotal		D	ate of	Sale	Pro	perty	Classifica	ation (Code		
214	,415					214,415	Status	Pro	perty Ty	ре	Za	oning	Location	Cit	y Size	Parc	el Size
		Irrigat	ion T	ype:	•		A) 2	В)	05		C)	5	D) 3	E)	0	F)	9
LCG			ACRE	S:	VA	LUE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATE	ED IAI						GF	RASSLA	ND 1	G1		ı	0.670				940
	1A									1G		9:	2.120			28,	
	2A1								20	Gl		5	9.320			83,	050
	2A									2G							
	3A1								3	G1							
	3A									3G							
	4A1								4	G1							
	4A									4G							
DRYLANI) 1D1						;	Shelterb	elt/Timl	ber							
	1D	<u> </u>							Accreti	on							
	2D1								Wa	ste		:	2.910			1,	455
	2D								Otl	- !							
	3D1		- !				AG I	AND							2	14,	415
	3D		-						Roa	\rightarrow			3.960				
	4D1							Ī	Farm Si	tes							
	4D		here at a D	1000001000000					Iome Si	-							
]	Recreati	on							
	wellings	1		· · · · · ·			7. *	. ~	Otl				2 2 5 2				
Out	ouildings	<u> </u>				<u> </u>	No	n-AG	TOTA	Т			3.960				

Assessor's Ad	justment to	Sale Price (+ or -):		Total Recapture Value:	
Assessor Comme	ents and Reaso	n for Adjustment:			
TRUSTEE'S	DEED				
Comments from			Comm	nents:	
001902100					
					(Continue on back)

103

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

The deed wi	Il not be recorded unless this statement	t is signed and items 1-25 are accuratel	y completed.
· · · · · · · · · · · · · · · · · · ·	2 County Number		Date of Deed
WEBSTE			Mo. 3 Day 31 Yr. 2023
5 Grantor's Name, Address, and Telepho	one (Please Print)	6 Grantee's Name, Address, and Telephone	(Please Print)
Grantor's Name (Seller) John A. Wilson, Trustee of the	e Marilyn P. Wilson Rev. Trust	Grantee's Name (Buyer) Wayne V. Hoffman and Melanie	L. Hoffman
Street or Other Mailing Address 1059 County Road 26		Street or Other Mailing Address 975 Road 1100	
City Craig	State Zip Code NE 68019	City Red Cloud	State Zip Code NE 68970
Phone Number	1		501(c)(3) organization? Yes No latee a 509(a) foundation? Yes No
Email Address wilsone@unl.edu		Email Address hoffmanml4@gmail.com	
	ck one box in categories A and B. Check C if		
(A) Status		Property Type	(C)
Improved Single Fam	ily Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
✓ Unimproved Multi-Family ☐ IOLL Commercia		Mineral Interests-Producing	Exempt
8 Type of Deed Conservator		nd Contract/Memo Partition She	eriff Other
☐ Bill of Sale ☐ Corrective ☐ Cemetery ☐ Death Certificate	Easement Lea		ist/Trustee arranty
	0 Type of Transfer ☐ Distribution ☐ Forector ☐ Auction ☐ Easement ☐ Gift		Transfer on Death Trustee to Beneficiary
11 Was ownership transferred in full? (If No No One-half int	o, explain the division.)		or same use? (If No, state the intended use.)
13 Was the transfer between relatives, or it	f to a trustee, are the trustor and beneficiary rela-	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or	Uncle to Niece or Nephew Family Corp., P	Partnership, or LLC Self	Other
	s and Sisters Grandparents a	=	
Ex-spou		·— · · ·	
14 What is the current market value of the	real property?	15 Was the mortgage assumed? (If Yes, state	
16 Does this conveyance divide a current p	paicel of land?	Yes V No \$ 17 Was transfer through a real estate agent or	r a title company? (If Yes, include the name
☐ Yes ☑ No	, <u>, , , , , , , , , , , , , , , , , , </u>	of the agent or title company contact.)	Yes Anderson Abstract Co. No
18 Address of Property		19 Name and Address of Person to Whom the Same as No. 6	Tax Statement Should be Sent
		- Camb as 145. 6	
18a 🗸 No address assigned 18b	Vacant land		
20 Legal Description (Attach additional page	,		
	Southwest Quarter of Sectio	n 18, Township 2 North, Ra	nge 11, West of the 6th
P.M., Webster County, I	vebraska.		
21 If agricultural, list total number of acres	transferred in this transaction	· ·	
22 Total purchase price, including an	y liabilities assumed		22 \$ 170,821,87
23 Was non-real property included in the	ne purchase?		\$
Yes No (If Yes, enter do	llar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for r	real estate (line 22 minus line 23)		\$ 170,821,87
25 If this transfer is exempt from the	documentary stamp tax, list the exemption	number	
	 aw, I declare that I have examined this statement authorized to sign this statement. 	nt and that it is, to the best of my knowledge a	nd belief, true, complete, and (402) 746-4642
sign Print or Type	Name of Grantee or Autriorized Hepresentative	Grantee	Phone Number 3/3/ /2023
1000	Grantee or Authorized Representative	itle	Date
	Register of Deed's Use Onl	y 28 Recording Data	For Dept. Use Only
Mo. Land Day Day	127 Value of Stamp or Exempt Number \$ 384.75	BK 2023, P. 671	
Nebraska Department of Revenue	v. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)
	Grantee—Retain a copy of this	s accument for your records.	

BOOK 2023 PAGE 671

NEBRASKA DOCUMENTANI STAMP TAX Date 4-7-23 \$ 384.15 By 00

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Wayne V. Hoffman and Melanie L. Hoffman, husband and wife, as joint tenants, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Southwest Quarter of Section 18, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3/</u> day of <u>march</u>, 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Bashasa J. Will Notary Public

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The Marilyn P. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, Marilyn P. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 3/day of march, 2023.

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of March., 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Barbasa J. Li Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	277 137	Page	Sa	le Date	School District Code										
91	20	23		673	2/2	8/2023	Base: 9	91-00	02	Affi	liated:			Unif	ied:		
Location	ID	Sale	Nun	ıber	Useabilit	y & Code#					Parc	el N	umber				
0019021	.01		104		1		GeoCde	Twn	Rng	Sec	t Ç)rt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale A	ssessed \	/alue		0000			00) (0	00000	1	000	0000	
Land		Imp	orove	ments		[otal		D	ate of	Sale	Prop	erty	Classific	ation (Code		
213	,415					213,415	Status	Prop	erty Ty	ре	Zoni	ing	Location	Cit	y Size	Parcel Size	
		Irrigat	ion T	уре: NO	IRRIG	TION	A) 2	B)	05		C) :	5	D) 3	E)	0	F) 9	
LCG		2	ACRE	es:	VA	LUE:		LCG			A	ACR	ES:		VALI	U E:	
IRRIGATE	ED 1A1						GR	ASSLA	ND 10	G1		2	8.360			39,705	
	1A								1	1G		6	6.930			93,700	
	2A1								20	G1		5	0.120		70,170		
	2A								2	2G							
	3A1								30	G1							
	3A								3	3G							
	4A1								40	GI							
	4A								2	4G			9.840			9,840	
DRYLANI	D 1D1						S	Shelterbe	elt/Timb	рег							
	1D								Accreti	on							
	2D1								Was	ste							
	2D								Oth	ner							
	3D1						AG L	AND T	ГОТА	\mathbf{L}		15	5.250		2	13,415	
	3D								Roa	ıds			3.960				
	4D1							F	arm Sit	tes							
	4D							H	ome Sit	tes							
								R	Lecreati	on							
E	wellings		9						Oth	ner							
Outl	ouildings			***		P	Noi	n-AG T	ГОТА	\mathbf{L}			3.960				
A	4 1.			7 I D 1	(1				r . 4 . 1	-			X7 T.				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
001902101	
·	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 2 Day 28 Yr. 2023 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Landon W. Hoffman & Brianna C. Hoffman Grantor's Name (Seller) John A. Wilson, Trustee, John F. Wilson Rev. Trust Street or Other Mailing Address 2640 S Meadow Lane Street or Other Mailing Address 1059 County Road 26 Zip Code 68019 City Craig City Hastings Is the grantee a 501(c)(3) organization? Phone Number Phone Number (402) 746-4647 If Yes, is the grantee a 509(a) foundation? Email Address lwhoffman88@gmail.com Email Address |Wilson3@unl.edu 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family Recreational TIOLL Commercial Distribution ☐ Land Contract/Memo ☐ Partition Sheriff Other 8 Type of Deed Conservator ✓ Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Quit Claim Mineral Warranly Cemetery Death Certificate - Transfer on Death Executor 9 Was transfer part of IRS like-Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution ✓ Sale Life Estate Trustee to Beneficiary Easement Gift Auction Exchange) by buyer or seller? Seller V No Satisfaction of Contract Other (Explain) Grantor Trust Partition Court Decree Exchange Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No 1/2 interest ✓ Yes No. Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real properly? No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes Anderson Abstract Co.

No Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as No. 6 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) One-half interest in the Southeast Quarter of Section 18, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23

174,911,63

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.

Landon W. Hoffman Print or Type Name of Grantee or Authorized Representative

(402) 746-4647 Phone Number Grantee 3 130/2023

Signature of Grantee or Authorized Representative

Date

Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Yr. 23

Form No. 96-269-2008 10-2020 Rev. Supersedes 98-269-2008 Rev. 6-2019

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

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

BOOK 2033 PAGE 673	3
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State of Nebraska 3ss.	BOOK <u>2043</u>
County or webster)	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this day	MERDACIKA DOG
of Opril A.D., 20 23, at 3:45	NEBRASKA DOCUMENTARY
o'clock DM. Recorded in Book 2033	Date 4-1-32
on Page 613-674	\$ 393 75 10 6
_ Clober Harris _ Gounty Cterk	14-343.15 By as
16.∞ 0 0 Deputy	
IndCompAssessorCarded	
After recording return to: A. M. Anderson Abstract Company, LLC;	P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Landon W. Hoffman and Brianna C. Hoffman, husband and wife, as joint tenants, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Southeast Quarter of Section 18, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:ss

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3</u> day of <u>march</u>, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Barbara J. Hill Notary Public

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The John F. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, John F. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 31 day of march, 2023.

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of much, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Sasbara S Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok		Page	Sale	Date				S	School District Code								
91	20	23	1	675	2/28	/2023	Base: 9	91-00	02	Aff	iliated:			Unified:					
Location	ID	Sale	Num	ber	Useability	& Code #		Parcel Number											
0019021	101		105		1		GeoCde	Twn	Rng	Se	ct Qrt		Subdiv	Area	Blk	P	arcel		
	D	ate of S	ale A	ssessed \	/alue		0000			0	0 0		00000	1	000	00	00		
Land		Imp	rovei	ments	T	otal		Date of Sale			Proper	ty (Classifica	cation Code					
213	,415					213,415	Status	Prop	erty Ty	рe	Zoning		Location	Cit	y Size	Parc	el Size		
		Irrigat	ion Ty	уре: NO	IRRIGA:	TION	A) 2	B)	05		c) 5		D) 3	E)	0	F)	9		
LCG		ı	ACRE	S:	VAI	.UE:		LCG			AC				VALU				
IRRIGATE	ED 1A1		ļ				GR	ASSLA	ND 10	Gl		28	3.360			39,	705		
	1A]	1G		66	5.930			93,	700		
	2A1								20	G1		50	0.120	70,1					
	2A						2G			2G									
	3AI		į				3G1			G1					_				
	3A						3G			3G									
	4A1								40	Gl									
	4A		ļ							4G		9	9.840			9,	840		
DRYLANI) 1D1						S	Shelterbe	lt/Timt	oer									
	1D								Accreti	on									
	2D1		į				•		Was	ste									
	2 D		Ì					·	Otl	пет									
	3D1						AG LAND TOTAL			\mathbf{L}	1	55	5.250		2	13,	415		
	3D)	į			·	Roads			ıds		3	3.960						
	4D1						Farm Sites			tes									
	4D						Home Sites			tes									
						100	Recreation			on									
Ι	wellings						Other												
Out	buildings						No	n-AG	ГОТА	\mathbb{L}		3	3.960						

Assessor's Adjustment to	Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reas	on for Adjustment:		· · · · · · · · · · · · · · · · · · ·
TRUSTEE'S DEED			
Comments from		Comi	nents:
001902101			
		-	(Continue on back)

NEBRASKA

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

FORM 521

Good Life, Great Service. DEPARTMENT OF REVENUE

The deed	Will not be recorded unless this statement	t is signed and items 1-20 are accurately completed.	
1 Counly Name WEBS	2 County Number	3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 2023 Mo. 3 Day	3 Yr. 2023
5 Grantor's Name, Address, and Tele		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) John A. Wilson, Trustee, M		Granlee's Name (Buyer) Landon W. Hoffman & Brianna C. Hoffman	
Street or Other Mailing Address 1059 County Road 26		Street or Other Malling Address 2640 S Meadow Lane	
City Craig	State Zip Code NE 68019	City State Hastings NE	Zip Code 68901
Phone Number		Phone Number Is the grantee a 501(c)(3) organiz (402) 746-4647 If Yes, is the grantee a 509(a) four	
Email Address jwilson3@unl.edu		Email Address Whoffman88@gmail.com	
7 Property Classification Number. C	theck one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status		Property Type	(C)
Improved Single F Unimproved Multi-Fa IOLL Comme	mily Agricultural	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certific	Distribution Lan Easement Lea L	se Personal Rep. V Trust/Trustee	Olher
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No No 11 Was ownership transferred in full? (I	No. explain the division.)	Life Estate Sale	ensier on Death uslee to Beneficiary ther (Explain) No, state the intended use.)
Yes No Aunt	ers and Sisters Grandparents a	arinership, or LLC Self Oth	er
14 What is the current market value of t		15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
		Yes V No \$	%
16 Does this conveyance divide a current Yes V No	nt parcel of land?	17 Was transfer through a real estate agent or a title company of the agent or litle company contact.) Yes Anderson	(II Yes, include the name Abstract Co. No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement S Same as No. 6	Should be Sent
18a V No address assigned 18b	Vacant land		
20 Legal Description (Attach additional)			
One-half interest in the P.M., Webster County		n 18, Township 2 North, Range 11, W	est of the 6th
21 If agricultural, list total number of acr	es transferred in this transaction		
22 Total purchase price, including 23 Was non-real property included in	any liabilities assumed	22 \$	174,911,62
	dollar amount and attach itemized list.) (see in or real estate (line 22 minus line 23)	\$	174,911,62
Under penalties o	y authorized to sign this statement.	number It and that it is, to the best of my knowledge and belief, true, or	omplete, and (402) 746-4647
	ranjee or Authorized Representative	Grantee	Phone Number 3 / 30/2023
	Authorized Representative	Tille	- 3 13012023 Date
IIVLU	Register of Deed's Use On	lv	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number \$ 343 75	28 Recording Data	1 or pehr ose only
Mo. L Day Yr. 6.5 Nebrasko Department of Revenue Form No. 96-259-2008 10-2020 Rev. Superseda			lev. Stat. §§ 76-214, 77-1327(2)

Assessor

_Comp

BOOK <u>2023</u> PAGE 675

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-23
\$ 393.75 By QD

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Carded

Trustee's Deed

John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Landon W. Hoffman and Brianna C. Hoffman, husband and wife as joint tenants, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Southeast Quarter of Section 18, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:ss

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of march , 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust

dated September 15, 1997.

Basbasa J. Hill Notary Public

STATE OF NEBRASKA:

COUNTY OF BURT

I, John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The Marilyn P. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, Marilyn P. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 3/ day of march, 2023.

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of march, 2023, by John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Barbara J. Hill Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok		Page	Sale	Date	School District Code												
91	20	23		677	2/28	/2023	Base: 9	1-00	02	Affi	liated	d:		Unif	Unified:				
Location	ID	Sale	Nu	mber	Useability	& Code#	Parcel Number												
0019022	200		106		1		GeoCde	Twn	Rng	Sec	it	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale 2	Assessed '	Value		4371	2	11	19	9	0	00000	1 000 8580					
Land		Imp	orov	ements	T	otal	Date of Sale Property Classificati								tion Code				
216	,795				1	216,795	Status	Prop	erty Ty	pe	Zo	ning	Location	Cit	y Size	Parcel Size			
		Irrigat	ion I	уре:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 10			
LCG		ز	ACR	ES:	VAI	.UE:		LCG				ACR	ES:		VAL				
IRRIGATE	D IAI	-					GR	ASSLA	ND 10	31		6	3.160			88,425			
	1A								1	.G		5	3.750			75,250			
	2A1								20	31		3	7.940	53,120					
	2A						2G												
	3A1			4			3G1												
	3A						3G												
	4A1								40	31 L									
	4A								۷	IG									
DRYLANI) 1D1		-				S	helterbe	lt/Timb	ег									
	1D							-	Accretic	on									
	2D1								Was	ite									
	2D						Other			ег									
	3D1						AG LAND TOTAL			L			4.850		2	16,795			
	3D						Roads			ds			3.960						
	4D1						Farm Sites			es						AIN OL			
NATION AND AND AND AND AND AND AND AND AND AN	4D	112 200 200 200 200 200	2000000		Accesses to the second		Home Sites			es									
2.12				100	100		Recreation			on									
	wellings	1					Other												
Outl	ouildings						Noi	ı-AG 🛚	COTA	\mathbf{L}			3.960						

Assessor's Ad	justment to	Sale Price (+ or -):		Total Recapture Value:	
Assessor Comme	nts and Reaso	on for Adjustment:			
TRUSTEE'S	DEED				
Comments from		!	Comr	nents:	
001902200					
					(Continue on back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

106

FORM **521**

d Life. Great Service.

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

• If additional space is needed, add an attackment and identify the applicable item to

. 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 3 Date of Sale/Transfer 4 Date of Deed 2 County Number Mo. 2 Day 28 Yr. 2023 WEBSTER - 91 Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler) John A. Wilson, Trustee, John F. Wilson Revocable Trust Grantee's Name (Buyer)
L & L Kosse Farms, LLC, a Nebraska limited liability company Street or Other Mailing Address P.O. Box 74 Street or Other Mailing Address 1059 County Road 26 Zip Code 68932 Zip Code 68019 City Craig City Campbell State NE Phone Number Phone Number (402) 746-4380 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address iwilson3@unl.edu nate@rainebraska.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)Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✔ Agricultural Mineral Interests-Producing Fremnt IOL. Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Conservator Sheriff Partition Other_ Bill of Sale ✓ Trust/Trustee Corrective Easement 1 ease Personal Ren. Cemetery Death Certificate - Transfer on Death Quit Claim Warranty Executor Mineral Mineral Was transfer part of IRS like-kind exchange (i.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Gift Auction Easement Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No One-half interest ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Anderson Abstract Co. ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as No. 6 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) One-half interest in the Northeast Quarter of Section 19, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska, 21 If agricultural, list total number of acres transferred in this transaction 22 171,712,50 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 171,712,50 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have exemined this statement and that it is, to the bast of my knowledge and ballef, true, complete, and correct, and that i am duly authorized to sign this statement. L & L Kosse Farms, LLC (402) 746-4380 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 3/30/2023 Signature of Grande or Authorized Representative Dato Register of Deed's Use Only For Dept. Use Only 25 Dale Deed Recorded Value of Slamp or Exempt Number Recording Data 00 _ Day _ Authorized by Neb. Rev. Stal. §§ 78-214, 77-1327(2)

BOOK 2023 PAGE 677

NEBRASKA DOCUMENTARY STAMP TAX Date____H_1-2,3 \$_387.∞____By_0b_____

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to L & L Kosse Farms, a Nebraska limited liability company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Northeast Quarter of Section 19, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Sarhura J. Hill Notary Public

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The John F. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, John F. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 3/ day of march, , 2023

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/2 day of 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Surbura S Notary Public

Agricultural Land Sales Worksheet

Part Part	Cnty No.	Во	ok		Page		Sale	e Date				S	School District Code								
Date of Sale Assessed Value Ag71 2 11 19 0 00000 1 000 8580	91	20	23		679		2/28	/2023	Base: S	91-00	02	Aff	iliated	d:		Unified:					
Nation Sale Assessed Value Asyn 2	Location	ID	Sale	Nu	nber	Usea	bility	& Code#	Parcel Number												
Land Improvements Total Date of Sale Property Classification Code City Size Parcel Size 216,795 Status Property Type Zoning Location City Size Parcel Size Irrigation Type: A) 2 B 0 05 C 5 D 0 3 E 0 F 10 City Size Parcel Size LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1AI GRASSLAND 1GI 63.160 88,425 1A GRASSLAND 1GI 653.750 75,250 2AI 2GI 37.940 53,120 2A 2GI 37.940 53,120 3AI 3GI 37.940 53,120 4AI 4GI 4GI 4GI 4GI 4GI 4GI 4GI 4GI 4GI 4GI	0019022	200		107		1	•		GeoCde	Twn	Rng	Se	ct (Qrt	Subdiv	Area	Blk	Parcel			
216,795		D	ate of S	ale /	Assessed	Value			4371	2	11	1	9	0	00000	1	000	8580			
Note	Land		Imp	prov	ements		T	otal	Date of Sal				Prop	perty	Classifica	ation Code					
LCG	216	,795					:	216,795	Status	Proj	roperty Type		Zor	ning	Location	Cit	y Size	Parcel Size			
RRIGATED 1A GRASSLAND 1G 63.160 88,425 1A			Irriga	tion]	уре:				A) 2	B)	05		C)	5	D) 3	E)	0	F) 10			
1A 1G 53.750 75,250 2AI 2GI 37.940 53,120 2A 2G 3AI 3GI 4AI 4GI 4AA 4G DRYLAND 1DI Shelterbelt/Timber 1D Accretion 2DI Waste 2D Other 3DI AG LAND TOTAL 154.850 216,795 3D Roads 3.960 4DI Farm Sites 4D Home Sites Recreation Dwellings Other	LCG		ACRES: VALUE:				LUE:						ACR	ES:		VAL	UE:				
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DRYLAND 1D1 Shelterbelt/Timber		4A1									40	Gl									
Accretion Accretion		4A									4	4G									
2D1 Waste 2D Other 3D1 AG LAND TOTAL 154.850 216,795 3D Roads 3.960 4D1 Farm Sites Home Sites 4D Home Sites Recreation Dwellings Other	DRYLANI) 1D1								Shelterbe	elt/Timt	рег	·								
2D Other 3D1 AG LAND TOTAL 154.850 216,795 3D Roads 3.960 4D1 Farm Sites 4D 4D Home Sites Recreation Dwellings Other		1D									Accreti	on		,							
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3D Roads 3.960 4D1 Farm Sites 4D Home Sites Recreation Dwellings Other		2D									Otl	пет									
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4D Home Sites Recreation Dwellings Other		3D							Roads			ds			3.960						
Dwellings Recreation Other		4D1								F	arm Sit	tes									
Dwellings Other										Н	ome Sit	tes									
	A LIPS TO THE									F	Recreati	on									
Outbuildings Non-AG TOTAL 3.960	Γ	wellings								ıer											
	Outl	buildings							No	n-AG	ГОТА	$oldsymbol{ ext{T}}$			3.960						

Assessor's Adjustment to	Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reas	on for Adjustment:		
TRUSTEE'S DEED			
	!		
Comments from		Comm	ents:
001902200	I		
	<u> </u>		
	ļ		
			(Continue on back)

NEBRASKA

Real Estate Transfer Statement

107

FORM 521

Good Life, Great Service.

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

THE BOOK MILLION TO CONTROL WINDS GIRD	, occidences:	t to billinen culti itetito 1.50 ete accentatei	y compreseu.
1 County Name 2 County Number WEBSTER - 91			Date of Deed Mo. 3 Day 3 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (
Grantor's Name (Seller) John A. Wilson, Trustee, Marilyn P. Wilson Revocable	Trust	Grantee's Name (Buyer) L & L Kosse Farms, LLC, a Nebr	
Street or Other Mailing Address 1059 County Road 26		Street or Other Mailing Address P.O. Box 74	
City State Zip Craig NE	p Code 68019	City Campbell	State Zip Code NE 68932
Phone Number			501(c)(3) organization? Yes V Notee a 509(a) foundation? Yes
Email Address Jwlison3@unl.edu		Email Address nate@rainebraska.com	
7 Property Classification Number. Check one box in categories A and B.	. Check C if	property is also a mobile home.	4
(A) Status	(B)	Property Type	(C)
_ Improved _ Single Family _ Industrial _ Unimproved _ Multi-Family _ Agricultural _ IOLL _ Commercial _ Recreational			State Assessed Mobile Home Exempt
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easemen Cemetery Death Certificate - Transfer on Death Executor	nt ∐Lea		eriff Other st/Trustee rranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Forecto		
Buyer Seller No Court Decree Exchange	Granto		☐ Trustee to Beneficiary Contract ☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No One-half interest			r same use? (If No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and ben	poficiary rolai		
		artnership, or LLC Self	Other
		nd Grandchild Spouse	
Ex-spouse Par	rents and Ch	ild Step-parent and Step	o-child
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state t	
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 Vas. include the name
Yes V No		of the agent or title company contact.)	Yes Anderson Abstract Co. No
18 Address of Property		19 Name and Address of Person to Whom the TSAME as No. 6	Tax Statement Should be Sent
18a 🗹 No address assigned 18b 🗍 Vacant land			
20 Legal Description (Attach additional pages, if needed.)			
One-half interest in the Northeast Quarter of S P.M., Webster County, Nebraska.	Section	19, Township 2 North, Rang	ge 11, West of the 6th
21 If agricultural, list total number of acres transferred in this transaction		· ·	
22 Total purchase price, including any liabilities assumed			22 \$ 171,712,50
Yes No (if Yes, enter dollar amount and attach itemized i	list.) (<u>see ir</u>	nstructions)	\$ \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23))		\$ 171,712,50
25 If this transfer is exempt from the documentary stamp tax, list the	exemption	number	
Under penalties of taw, I declare that I have examined this a correct, and that I am duly authorized to sign this statement.	tatement and	I that II is, to the best of my knowledge and belief,	irue, compleie, and
L & L Kosse Farms, LLC			(402) 746-4380
Sign Print or Type Name of Grantee or Authorized Representative		Grantee	Phone Number 3/ /2023
here Signature/of Granuse or Authorized Representative	Tille	Oranio	3/ /2023 Date
Register of Deed's U	se Only		For Dept. Use Only
26 Dale Deed Recorded No. 4 Day 7 yr. 33 87.80	28 R	ecoiding Deta SK 2003 A 679	
Nabraska Department of Fiscarcie Form No. 98-260-2008 10-2020 Ray. Supersedes 98-269-2000 Ray. 8-2010		Authorized by	ny Neb Rox Stel. \$5 76-214, 77-1327(2)

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of april A.D., 20 33, at 3:54 o'clock 0 M. Recorded in Book 202 3 on Page 6 9-680

Obbey 100 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

BOOK 2023 PAGE 679

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to L & L Kosse Farms, a Nebraska limited liability company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Northeast Quarter of Section 19, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 3/ day of march, 2023

John A. Wilson, Trustee,

STATE OF NEBRASKA

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Bassas J. Lille Notary Public

STATE OF NEBRASKA:

COUNTY OF BURT

I, John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The Marilyn P. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, Marilyn P. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 31 day of march

John A. Wilson, Trustee

STATE OF NEBRASKA:

:ss

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of march, 2023, by John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Barbara J. Will. Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code												
91	20	23	681	2/28	/2023	Base: S	91-00	02	Aff	iliated	d:		Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#	Parcel Number												
0019022	201		108	1		GeoCde	Twn	Rng	Se	ect !	Qrt	Subdiv	Area	Blk	P	arcel		
	D	ate of S	ale Assessed	d Value 0000 00 0								00000	000 1 000 00					
Land		Imp	provements	To	otal		D	ate of	Sale	Prop	perty	Classific	ation (Code				
216	,965				216,965	Status	Pro	perty Ty	ре	Zor	ning	Location	Cit	y Size	Parc	el Size		
		Irrigat	ion Type: NC	IRRIGAT	TION	A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG			ACRES:	VAI	LUE:		LCG				ACRI	ES:		VALI				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1		32	2.420			45,	390		
	1A								1G		5.	3.170			74,	440		
	2A1	-						20	G1		69	9.380		97,	135			
	2A					2G												
	3A1					3G1			G1									
	3A							3	3G									
	4A1							40	Gl									
	4A								4G									
DRYLANI	D 1D1					5	Shelterb	elt/Timb	рег									
	1D)	•					Accreti	on									
	2D1							Was	ste									
	2D)						Otl	ner									
	3D1					AG LAND TOTAL					154	4.970		2	16,	965		
	3D					Roads						3.960						
	4D1					Farm Sites			tes		<u>.</u>							
	4D)	•			Home Sites			tes									
	Strain Co	1000	g ab			Recreation												
Γ	wellings	,				Other												
Outl	ouildings					No	n-AG	ГОТА	\mathbf{L}			3.960						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from Comments	omments:
001902201	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

108

FORM **521**

Good Life. Great Service.

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

The deed wi	Il not be recorded unles	s this statemen	it is signed and i	tems 1-25 are acc	urately complete	ed.
- Innoverse	2 County Number		3 Date of Sale/Tra		4 Date of Deed	Z1 2022
WEBSTI			·	y <u>28</u> Yr. <u>2023</u>	3	Day 31 Yr. 2023
5 Grantor's Name, Address, and Teleph Grantor's Name (Seller)	one (Please Print)		Grantee's Name (e, Address, and Telep Buyor)	none (Please Prin	1)
John A. Wilson, Trustee, John	n F. Wilson Rev.	Trust	Bolin-Wulf, I	nc., a Nebraska	Corporation	
Street or Other Mailing Address 1059 County Road 26		****		ailing Address Vulf; 971 Road !	······	
^{City} Craig	State NE	Zip Code 68019	Red Cloud		State N E	Zip Code 6897(
Phone Number			Phone Number (402) 746-43	ls the gran	itee a 501(c)(3) orga ie grantee a 509(a)	
Email Address jwilson3@unl.edu			Email Address bkwulf@gpc			
7 Property Classification Number. Che	ck one box in categories A	and B. Check C if				
(A) Status		(B)	Property Type			(C)
Improved Single Fam	nily Industrial		Mineral Interests	-Nonproducing	State Assess	sed Mobile Hom
Unimproved Multi-Famil		·	Mineral Interests	-Producing	Exempt	
LIOLL Commercia		71				
8 Type of Deed Conservator		**************************************	nd Contract/Memo	Partition	Sheriff	Other
☐ Bill of Sale ☐ Corrective ☐ Cemetery ☐ Death Certificate		asement Lea kecutor Mir	ase neral	Personal Rep. Quit Claim	✓ Trust/Trustee Warranty	
		ribution Forect		ble Trust Revocab		Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		ement Gift	Ostale ☐ Infevoca ☐ Life Esta	=	re must	Trustee to Beneficiary
Buyer Seller No		=	or Trust Partition		ion of Contract	Other (Explain)
11 Was ownership transferred in full? (If No		go [] G.a.a.a				(If No, state the intended use
Yes No 1/2 interest				Yes No_		<u></u>
13 Was the transfer between relatives, or it	to a trustee, are the trustor i	and beneficiary rela	tives? (If Yes, check	the appropriate box.)		
Yes No Aunt or	Uncle to Niece or Nephew	Family Corp., F	artnership, or LLC	Self		Other
☐ Brothers	and Sisters	Grandparents	and Grandchild	Spouse		
Ex-spou		Parents and Ch	nild	Step-parent a	nd Step-child	
14 What is the current market value of the	real property?			age assumed? (If Yes,	, state the amount a	nd interest rate.)
de Dan della companya di ida			Yes	✓ No \$		%
16 Does this conveyance divide a current p Yes ✓ No	Raicei of land?		of the agent or	irough a real estate ac title company contact	gent or a title compa -) 🔽 Ves Anders	any? (If Yes, include the name son Abstract Co
18 Address of Property				lress of Person to Who		
			Same as N		on the tax elaternes	a bhodid be beir
18a 🔽 No address assigned 18b [Vacant land					
20 Legal Description (Attach additional page						
One-half interest in the	Southeast Quarte	er of Section	n 19, Towns	ship 2 North.	Range 11.	West of the 6th
P.M., Webster County, 1			•	,	3 ,	
21 If agricultural, list total number of acres	transferred in this transaction	1	-			
22 Total purchase price, including an	v liahilities assumed				22 \$	
23 Was non-real property included in th				*****	22	166,124 ¹ ,13
	llar amount and attach ite	mized list.) (<u>see i</u>	nstructions)		23	i [
24 Adjusted purchase price paid for n					\$	166,124 <u>,</u> 13
25 If this transfer is exempt from the		•				
Under penalties of I	aw. I declare that I have exar	mined this statemen	I and that it in to the			
terrott, and that I will daily b	mummen in side and profession	ent.	n and mat it is, to th	e best of my knowledg	ge and belief, true, o	complete, and
Bolin-Wulf, Inc., At	In: Brad Wulf stee or Authorized Representa		**************************************			(308) 470-0129
sign sign	iee of Authorized Representa	itive		C		Phone Number
0	thorized Representative		Tiel	Grantee		/ /2023
nere 'Signature of Grantee of Au			Title			Date
26 Pote Seed Personal		f Deed's Use On				For Dept. Use Only
11 7 77 1	Fr Value of Stamp or Exempt \$ 375.75	Number	28 Recording Data	-0 /0	· 1	
Mo Day Yr. d Nebraska Department of Revenue	· 515.75		<u>BKau</u>	3, Pg. 68		
Form No. 96-269-2006 10-2020 Rev. Supersedes 9	6-269-2008 Rev. 6-2019			. 0	Authorized by Neb.	Rev. Stat. §§ 75-214, 77-1327(2)

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-23

BOOK 2023 PAGE 681

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Bolin-Wulf, Inc. a Nebraska Corporation, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Southeast Quarter of Section 19, Township 2 North, Range 11, West of the 6^{th} P.M., Webster County, Nebraska.

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

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

Dated this 3/ day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3/</u> day of <u>7masch</u>, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

<u>Bashara J. Kill</u> Notary Public

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The John F. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, John F. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 31 day of march, 2023.

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3/</u> day of <u>march</u>, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	91 2023		683	2/28/2023		Base: 91-0002 Affiliated: Unified:										
Location	ID	Sale	Sale Number Useability			Parcel Number										
0019022	201		109	1		GeoCde	Twn	Rng	Se	ct Ç	Qrt	Subdiv	Area	BIK	P	arcel
	D	ate of S	ale Assessed	Value		0000			0	0	0	00000	1	000	0	000
Land		Imp	Improvements Total			tal Date of S			Sale	Prop	erty	Classifica	tion (Code		
216	,965			2	16,965	Status	is Property Type Zoning Location		Zoning Location			on City Size		Pare	el Size	
		Irrigat	tion Type: NC	IRRIGAT	ION	A) 2 B) 05				C) 5 D) 3			5 D) 3 E) 0		F)	9
LCG			ACRES:	VAL	UE:		LCG			A	ACRI	ES:		VAL		
IRRIGATE	ED 1A1					GR	ASSLA	ND 1	G1		32	2.420			45,	390
	1A							:	IG		5:	3.170			74,	440
	2A1					<u></u>	•	20	GI		6	9.380			97,	135
	2A								2G							
	3A1							30	Gl							
	3A							:	3G							
	4A1							40	GI							
	4A							4	4G							
DRYLANI) 1D1						Shelterbe	elt/Timl	рег							
	1D)						Accreti	on							
•	2D1							Wa	ste							
	2D)						Otl	пет							
	3D1					AG L	AND	ГОТА	\mathbf{T}		154	4.970		2	16,	965
	3D		·					Roa	ıds			3.960				
	4D1						F	arm Si	tes							
	4D						Н	ome Si	tes							
				,			F	Recreati	on							
Γ	wellings	,						Otl	ner							
Out	buildings					No	n-AG	ГОТА	\mathbf{L}			3.960				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	-
TRUSTEE'S DEED	
Comments from	Comments:
001902201	
	(Continue on back)

NEBRASKA-

FORM 521

Good Life, Great Service. DENGTHERY OF REVENUE

Real Estate Transfer Statement

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

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

The dead will not be recorded unless this statement	
1 County Number 2 County Number	3 Date of Sale/Transfer Mo. 2 Day 28 yr 2023 4 Date of Deed Mo. 3 Day 3 Lyr 2023
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
John A. Wilson, Trustee, Marilyn P. Wilson Rev Trust	Bolin-Wulf, Inc., a Nebraska Corporation
Street or Other Malling Address 1059 County Road 26	Street or Other Malling Address Attn: Brad Wulf; 971 Road 900
City: State Zip Code	City State Zip Code
Craig NE 68019 Phone Number	
	(402) 746-4343 If Yes, is the grantee a 509(a) foundation? □ Yes 心
Emeil Address jwillson 3@unil.edu	Email Address bkwulf@gpcom.net
7 Property Classification Number. Check one box in categories A and B. Check C If	
(A) Status (B)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hor
✓ Unimproved	Mineral Interests-Producing Exempt
LIGIT Commercial Escreational	
6 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	d Contract/Memo Partition Sherift Otherse Personal Rep. P Trust/Truston
Complete Death Certificate - Transfer on Death Executor Mile	Japanese Jap
9 Was transfer part of IRS like- 16 Type of Transfer Distribution Foreci	sure Tiranster on Death
9 Was transfer part of IRS like- kind exchange (LR.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tructoe to Beneficiary
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Granto	
11 Was ownership transferred in full? (If No, explain the division.) Yes No 1/2 Interest	12 Was real estate purchased for same use? (If No, state the intended us
A1197979 Washington C. C. C. C. C. C. C. C. C. C. C. C. C.	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary retaining Yes	Bves? (If Yes, check the appropriate box.) arthership, or LLC Self Other
Brothers and Sistem Grandparents :	Personnel Person
T Exspouse Parents and Cr	9000000
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
and the second s	☐Yes
16. Does this conveyance divide a current parcet of land?	17 Was transfer through a real estate agent or a tille company? (if Yes, include the near
	of the agent or title company contact.) Yes Anderson Abstract Co. \N
19 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Same as No. 6
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
One-half interest in the Southeast Quarter of Section	10 Township 9 North Panga 11 West of the 6th
P.M., Webster County, Nebraska.	i io, iownamp z riorus, italige i i, iiestoi tile util
1 .M., Troubles Coding, Neurobaka.	
21 If agricultural, list total number of sores transferred in this transaction	
22 Total purchase price, including any liabilities assumed	166,124,12
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see j	nstructions) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	if and that it is, to the best of my knowledge and belief, true, complete, and
Bolin-Wulf, Inc., Attn: Brad Wulf	(308) 470-012
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Book Was	Grantee / /2023
here Signature of Granièe or Authorized Fispresentative	Title Date
Register of Deed's Use Or	lly For Deat. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Date
мо. 4 ону 1 × 23 \$ 375.75	BK 2023, tg 683
Kebraska Decement of Revenue	Authorized by Neb. Piov. Stat. §8 76-214, 77-1927

of Cupril A.D., 20 23, at 3:51 o'clock OM. Recorded in Book 2023 on Page 683-68+ County Clerk	State of Nebraska Ss.
numerical index and filed for record in the Clerk's office of said county this 1 day of a clock 0 M. Recorded in Book 2023 on Page 683-684 County Clerk	County of Webster
or Clerk's office of said county this 1 day of ADVI A.D., 20 23, at 3:51 or clock OM. Recorded in Book 2023 on Page 683-681 Obey Horiz County Clerk	Entered on the
or Clerk's office of said county this 1 day of ADVI A.D., 20 23, at 3:51 or clock OM. Recorded in Book 2023 on Page 683-681 Obey Horiz County Clerk	numerical index and filed for record in the
of April A.D., 20 23, at 3:31 o'clock O M. Recorded in Book 2023 on Page 683-684 Obery Haria County Clerk	Clerk's office of said county this 1 day
o'clock OM. Recorded in Book OD 3	of (Invi) AD 20 23, at 3:51
on Page 683-684 Olohou Haria County Clerk	of contraction Pookana
Obten toria County Clerk	o'clock. W. M. Recorded III BOOK - AS
Obten toria County Clerk	on Page 683-68-1
1627	abben Horis County Clerk
	llosso o OD Deputy
and Comp Assessor Carded	Ind Comp Assessor Carded

NEBRAS	KA DOCUMENTARY	
Date	STAMP TAX U-1-23	
\$ 375.7	5 By Q \(\(\sigma\)	_

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Bolin-Wulf, Inc., a Nebraska Corporation, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Southeast Quarter of Section 19, Township 2 North, Range 11, West of the 6^{th} P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:ss

COUNTY OF BURT

:

The foregoing instrument was acknowledged before me on the 3/ day of 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Sarsara J. Kill Notary Public

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The Marilyn P. Wilson Revocable Trust created on the 15^{th} day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, Marilyn P. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this <u>3</u>/ day of <u>march</u>, 2023.

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3/</u> day of <u>March</u>, 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date	School District Code											
91	20	23	685	2/17	/2023	Base: 91-0002 Affiliated:								Unified:			
Location	ID	Sale	Number	Useability	& Code#			,	,	Par	cel N	umber					
0019000	000		110	1		GeoCde	Twn	Rng	Se	ct (Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4371	2	11	1		0	00000	1	000	0000		
Land	Land Improvements T						D	ate of	Sale	Prop	perty	Classifica	tion (Code			
230	,225			230,225 Status Property Type Zoning Location				Cit	City Size Parcel Size								
,		Irrigat	tion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9		
LCG			ACRES:	VAI	LUE:		LCG				ACR	ES:		VAL			
IRRIGATE	ED 1A1					GRASSLAND 1G1					9	0.550		1	26,770		
	1A					1G					3	2.610	45,655				
	2A1					2G1			G1		3:	3.120			46,370		
	2A					2G			2G								
	3A1					3G1			G1								
	3A					3G			3G								
	4A1							40	G1						•••		
	4A							4	4G								
DRYLANI	D 1D1					S	helterbe	elt/Timb	er								
	1D	,						Accreti	on								
	2D1							Was	ste								
	2D							Otl	ner								
	3D1					AG L	AND T	ГОТА	\mathbf{T}		15	6.280		2	18,795		
	3D							Roa	ds								
	4D1						F	'arm Sit	tes		:	1.000			11,430		
	4D						H	ome Sit	tes								
		70.28	The Branch of the	E	4.0		R	ecreati	on								
I	wellings							Otl	ner								
Out	buildings					Non-AG TOTAL						1.000			11,430		

Total Recapture Value:	
0 00000	
Comments:	
	(Continue on back)

NEBRASKA |

Real Estate Transfer Statement

FORM **521**

Good Life. Great Service.

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

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

The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 Mo. 2 Day 17 WEBSTER - 91 188 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A. Wilson, Trustee, John F. Wilson Rev. Trust Grantee's Name (Buyer) Max Vavricka, a married person Street or Other Malling Address 1059 County Road 26 Street or Other Malling Address 1215 Road Q Zip Code 68970 Zip Code 68019 City Red Cloud City Craig Is the grantee a 501(o)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (308) 470-0129 Email Address maxv2004@hotmail.com Email Address IWilson3@unl.edu 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) State Assessed Improved Single Family Industrial Mineral Interests-Nonproducing Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt LIOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator ✓ Trust/Trustee Bill of Sale Corrective ☐ Easement Lease Personal Rep. Mineral Quit Claim Cemetery Death Certificate - Transfer on Death Executor Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Auction □ Gin Life Estate Trustee to Beneficiary Easement Exchange) by buyer or seller? Grantor Trust Partition Selier V No Court Decree Exchange Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. Yes No 1/2 interest Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandohlid Brothers and Sisters Spouse Ex-spouse Parente and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Anderson Abstract Co. 16 Does this conveyance divide a current parcel of land? Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Same as No. 6 18a 📝 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) One-half interest in the Northwest Quarter of Section 1, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 25 If this transfer is exempt from the documentary stemp 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. Max Vavricka (308) 470-0129 ed Representative Max Vovricka Phone Number Grantee 13/1/2023 Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Date

-Retain a copy of this document for your records.

Authorized by Neb. Rev. Stat. 59 76-214, 77-1327(2)

State of Nebraska 3 County of Webster.

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 of april A.D., 20 a3, at 4:03 OM. Recorded in Book acc on Page 685-686 County Clerk □ Deputy Carded__

Assessor

BOOK 2013	PAGE_	685_
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NEBRASKA DOCUMENTARY

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Offeed

John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Max Vavricka, a married person, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Northwest Quarter of Section 1, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska.

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

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

Dated this 31 day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of __, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust

dated September 15, 1997.

GENERAL NOTARY - State of Nebraska BARBARA J. HILL My Comm. Exp. September 2, 2023

CERTIFICATION OF TRUST AFFIDAVIT

STATE OF NEBRASKA:

: SS

COUNTY OF BURT

I, John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The John F. Wilson Revocable Trust created on the 15^{th} day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, John F. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 31 day of march, 2023.

John A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3/</u> day of <u>march</u>, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

Basbasa J. Will Notary Public

> GENERAL NOTARY - State of Nebraska BARBARA J. HILL My Comm. Exp. September 2, 2023

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date	School District Code									
91	20	23	687	2/17/2023	Base: 9	91-00	02	Affi	liated:		Unified:			
Location	D	Sale	Number	Useability & Code #					Parcel N	lumber				
0019000	000		111	1	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parcel	
Date of Sale Assessed Value						2	11	1	0	00000	1	000	0000	
Land		Imp	provements	Total		D	ate of	Sale	Property	Classifica	tion (ode		
230	,225			230,225	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:		A) 2	B)	05		c) 5	E)	0	F) 9		
LCG			ACRES:	VALUE:		LCG			ACR	ES:		VAL		
IRRIGATE	D 1A1			GRASSLAND 1G1				G1	9	0.550	126,770			
1A						1	lG	3	2.610	45,655				
2A1						20	G1	3	3.120	46,370				
2A							2	2G						
3A1						30	G1							
3A					3G 4G1									
	4A1						40	Gl						
	4A							4G						
DRYLANI) 1D1				S	Shelterbelt/Timber								
	1D						Accreti	on						
	2D1						Was	ste						
	2 D)					Otl	ner						
	3D1				AG L	AND '	ГОТА	\mathbf{L}	15	6.280		2	18,795	
	3D)					Roa	ds						
	4D1					F	Farm Sit	tes		1.000			11,430	
	4D					Н	ome Sit	tes						
			4-27-9			F	Recreati	on						
D	wellings						Oth	ner						
Outl	Outbuildings				No	n-AG '	ГОТА	\mathbb{L}		1.000			11,430	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED		
Comments from	Comments:	
001900000		
	(Continue o	n back)

NEBRASKA- Good Life, Great Service,
Good Life, Great Service.

Real Estate Transfer Statement

111

FORM **521**

Good Life, Great Service,				ed instructions on reverse side. nent and identify the applicable item number.	521
				t is signed and items 1-25 are accurately completed	<u>.</u>
1 County Name	2 County Numb			3 Date of Sale/Transfer 4 Date of Dead	71 0000
	WEBSTER - 91	X.		Mo. 2 Day 17 Yr. 2023 Mo. 3 D	ay 31 Yr. 2023
<u> </u>	ss, and Telephone (Please Pri	nt)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) John A. Wilson, Tr	ustee, Marilyn P. Wils	on Rev. Trust		Grantee's Name (Buyer) Max Vavricka, a married person	
Street or Other Malling Add 1059 County Road	iress			Street or Other Mailing Address 1215 Road Q	
City Craig	State NE	Zip Coo 68	le 010	City State Red Cloud NE	Zip Code 68970
Phone Number). V book		• • •	Phone Number Is the grantee a 501 (c)(3) organ (308) 470-0129 If Yes, Is the grantee a 509(a) for	ization? Yes 🗸 No
Email Address Wilson3@unl.edu				Email Address maxv2004@hotmall.com	undation? Yes No
	Number, Check one box in c	ategories A and B. Che	ck C if	property is also a mobile home.	
(A) Status				Property Type	(C)
[Improved [Single Family	Industrial	Ť	Mineral Interests-Nonproducing State Assesse	
✓ Unimproved [IOLL	Multi-Family Commercial	Agricultural TRecreational		Mineral Interests-Producing Exempt	
	onsorvator ====================================	Distribution	Lan	d Contract/Memo Partition Sheriti	Other
<u></u>	orrective	Easement	Lea		
	eath Certificate - Transfer on De		Min		
9 Was transfer part of kind exchange (I.R.C.	§ 1031	ter Distribution Easement	Fareck Gift		Transfer on Death Trustee to Benellolary
Exchange) by buyer or a		1	Granto		Other (Explain)
11 Was ownership translern Yes No	ed in full? (If No, explain the div 1/2 interest			12 Was real estate purchased for same use? (I	
13 Was the transfer between	n relatives, or if to a trustee, are	the trustor and benefici	arv relai	lives? (If Yes, check the appropriate box.)	
Yes VNo	Aunt or Uncle to Niece o		•		her
	Brothers and Sisters	Grandpi	erenis a	nd Grandchild Spouse	
	Ex-spouse	Parents	and Cin	ild Step-parent and Step-child	
14 What is the current mark	el value of the real property?			15 Was the mortgage assumed? (If Yes, state the amount an	•
16 Does this conveyance dis	vide a ourrent parcel of land?			Yes V No \$17 Was transfer through a real estate agent or a title compan	%
Yes V No	, , , , , , , , , , , , , , , , , , , ,		***************************************	of the agent or title company contact.) V Yes Anderso	n Abstract Co. No
18 Address of Properly				19 Name and Address of Person to Whom the Tax Statement	Should be Sent
			İ	Same as No. 6	
18a 🔽 No addrese assigne	ed 18b T Vacant land				
	additional pages, if needed.)				**************************************
		Quarter of Se	ction	1, Township 2 North, Range 11, W	eet of the Ath
	County, Nebraska.		· Out	i i, i ovincino 2 (voidi, i congo i i, i v	
,	, , , , , , , , , , , , , , , , , , , ,				
21 If agricultural, list total nur	mber of acres transferred in this	transaction	~~~	*	
22 Total purchase price.	including any liabilities assi	med		22 \$	185,107.50
23 Was non-real property	•			8	103,107.30
Yes No (If	Yes, enter dollar amount and	I attach Itemized list.)	(<u>see li</u>	nstructions)	
24 Adjusted purchase pri	ice paid for real estate (line	22 minus line 23)		22	185,107.50
25 If this transfer is exem	pt from the documentary s	tamp tax, list the exer	nption	number	
Under p	penalties of law, I declare that nal I am duly authorized to sign	I have examined this at	atemen	f and that it is, to the best of my knowledge and bellef, true,	complete, and
Max Vavi		nua dictionisti			(308) 470-0129
Max Vavrice		Representative			Phone Number
31911				Grantee	_ <i>3 3 </i> /2023
here ' Signature of C	Grantee or Authorized Represer	ntative		Tille	Date
		legister of Deed's U		<u> </u>	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stam	o or Exempi Number	- 1	BK2W3 Pa 487	
Mo Day	". DU " 418				Rev. Stat. §§ 76-214, 77-1327(2)
	W Rimorendae 98,980,9808 Flori 8,9	enta		C CHRISTIAN BY 1460	num an inch it in 1001(5)



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 1 day of April A.D., 20 23, at 4:06 o'clock O.M. Recorded in Book 2023 on Page 1687-688

Chock Hand County Clerk 16.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date_____4-7-23
\$_418.50___By__Qb_

After recording return to: A. M. Anderson Abstract Company, LLC; P.O. Box 8; Tekamah, NE. 68061

Trustee's Deed

John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to Max Vavricka, a married person Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

A one-half interest in and to:

The Northwest Quarter of Section 1, Township 2 North, Range 11, West of the 6^{th} P.M., Webster County, Nebraska.

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

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

Dated this 3/ day of march, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

:ss

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the <u>3</u>/ day of <u>march</u>, 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Sarbara J. Kill Notary Public

GENERAL NOTARY - State of Nebraska BARBARA J. HILL My Comm. Exp. September 2, 2023

CERTIFICATION OF TRUST AFFIDAVIT

STATE OF NEBRASKA:

COUNTY OF BURT

I, John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997, ("the trust"), being first duly sworn, certify and depose that I am an adult, fully competent to testify to the truth of the following facts upon my personal knowledge:

The Marilyn P. Wilson Revocable Trust created on the 15th day of September, 1997, is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

The settlor of the Trust, Marilyn P. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

The Trust has not been revoked or amended to make any representation contained herein incorrect; the following signature is that of the acting Trustee.

Dated this 3 / day of march, 2023.

løhn A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT

The foregoing instrument was acknowledged before me on the 3/ day of March , 2023, by John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Basbasa S. X Notary Public

GENERAL NOTARY - State of Nebraska BARBARA J. HILL My Comm. Exp. September 2, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		5	Sale	Date	School District Code											
91	20	23	691		3/	11,	/2023	Base: 9	1-0	0002	Aff	iliate	ed:		Unified:				
Location	ID	Sale	Number		Useabil	ity	& Code#				,	Pa	rcel N	Vum	ıber				
0001572	200	:	112		4		05	GeoCde	Twr	Rng Sec		ct	Qrt	Su	ubdiv	Area	Blk	Pa	ırcel
	D	ate of S	ale Assesse	d V	alue			4491			0	o	0	10	070		0000 800		
Land		Imp	rovements	i.		Te	otal			Date of Sale Property Classification Code									
1	,550		15,23	35			16,785	Status	P	roperty Type Zoning L				Location	Cit	y Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD ((RC))			A) 1	B)	01		C)	1	D) 1	E)	6	F)	2
							Residential							Co	ommer	cial			
	Mul	tiple Im	provements	: Mı	ıltiple. İm	Multiple	Impr	ovem	ents.:										
		Constr	uction Date	: Co	nstruction	Dat	e: 19	00		Construc	tion I	Date:							
			Floor	: Flo	oor Sq. Ft.	:	7.	32		Floor Sq	Ft. :								
		Buildin	g Cost New	: Co	st:		77,9	25		Cost:									
Single Family	Style:	101		Re	esidentia	d Co	ondition: 20)		Comme	rcial	Occ	cupan	cy C	ode:				
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(101) 🗷 On	e Story			(2	(0)	Ba	dly Worn			Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) Average						(1)] Fi	repro	of Str	uctu	ıral Steel	Frame	:		
(103) □ Spl	it Level			(4	0) 🗆	Go		· · · · · · · · · · · · · · · · · · ·		(2)	l Re	info	rced C	oner	rete Frai	me			
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(111) □ Bi-l				(6	0) 🗆	Ex	cellent			<u> </u>					amed E	xt. Wal	ls		
(106) 🗆 Oth				_						· · ·			Frame	and	Walls				
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(302) 🗆 Tw				(20) ☐ Fair						(10)									
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(309) 🗆 2 1/		N1		<u> </u>	0) 🗆		ry Good			(40) □	J HI	gn				<u></u>	Good		
(304) □ One				(0	0) 🗆	EX	cellent								<u>`</u>		Very (
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000157200																			
																			
			* ***														(Cont	inue or	back)
																	(Cont	ume oi	(Dack)

NEBRASKA Good Life. Great Service.

112

FORM 521

Real Estate Transfer Statement
•To be filed with the Register of Deeds. • Read instructions on reverse side.

• IT additional space is needed, add an attachn	tent and identify the applicable item number.
The deed will not be recorded unless this statement	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 3 Day 1 Yr. 23 Mo. 3 Day 1 Yr. 23
WEBSTER - 91	Mo. 3 Day // Yr. 23 Mo. 3 Day // Yr. 25 6 Grantee's Name, Address, and Telephone (Please Print)
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	· · · · · · · · · · · · · · · · · · ·
Richard W. Carll and Bernadette M. Carll	Grantee's Name (Buyer) Richard W. Carll and Bernadette M. Carll
Street or Other Mailing Address 11 North Cedar Street	Street or Other Mailing Address 11 North Cedar Street
City State Zip Code Red Cloud NE 68970	City State NE State NE 68970
Phone Number (402) 257-7199	Phone Number (402) 257-7199 Is the grantee a 501(c)(3) organization? Yes V No Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural L	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cernetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) Add spouse 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes NoNo	Ves No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)
	artnership, or LLC
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$10.505	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes Volume No
18 Address of Property 11 North Cedar 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.) Lots Twenty-two (22), Twenty-three (23) and Twenty	v-four (24) Block Three (3) Garber's Second
Addition to the City of Red Cloud, Webster County, N	
· · · · · · · · · · · · · · · · · · ·	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$
25 If this transfer is exempt from the documentary stamp tax, list the exemption	50
Under penalties of law, I declare that I have examined this statemer	it 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. Don E. Theobald	(402) 746-2774
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney* Date
Hele	
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data
Mo. 4 Day 11 Yr.23 \$ Exempt \$50	BK203, Pa 691
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

5601.
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this
Return to: Richard Carli 11 N Cedar St Red Cloud, NE 68970 JOINT TENANCY WARRANTY DEED
Richard W. Carll and Bernadette M. Carll, husband and wife, Grantors, in consideration of Love and Affection received from Grantees, Richard W. Carll and Bernadette M. Carll, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska
Grantors covenant, jointly and severally, with Grantee that Grantors: (1) are lawfully seised of such real estate and that it is free from encumbrances; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.
Executed April 11, 2023.
Richard W. Carll Richard W. Carll Bernadette M. Carll
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged before me on by Richard W. Carll and Bernadette M. Carll, husband and wife. , 2023
GENERAL NOTARY - State of Nebraska

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale	Date				School District Code										
91	20	23	692		4/11	/2023	Base: 9	1-	00.	74	Affi	liated:			Unif	ied:				
Location	Ю	Sale	Number	Use	ability	& Code#						Parcel	N	umber						
0003098	300	:	113		4	05	GeoCde	Tv	vn	Rng	Sec	t Qrt	_	Subdiv	Area	Blk	Par	cel		
	D	ate of S	ale Assessed	Valu	2		4133			00 0 2			20005		022	00	00			
Land		Imp	rovements		To	otal			Da	ite of S	Sale	Proper	ty	Classific	tion (Code				
1	,995		85,950	o		87,945	Status		Prop	roperty Type Zoning Loc					tion City Size Parcel Size					
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1	I	3)	01		C) 1		D) 1	E)	6	F)	1		
						Residential								Commer	cial					
	Mul	tiple Im	provements:	Multipl	e. Improv				M	Iultiple.	Impro	ovements.	:							
		Constr	uction Date:	Constru	iction Dat				C	onstruct	ion D	ate:								
			Floor:	Floor S	q. Ft. :	1,0			F	loor Sq.	Ft. :									
			g Cost New:	Cost:		129,5			C	ost:										
Single Family	Style:	101		Resid	ential C	ondition: 30)		C	omme	rcial	Occupa	псу	y Code:						
(100) Mo	bile Hon	ne		(10)		om Out			P	rimary:			Oth	merl:	(Other2:				
(101) 🗷 One	e Story			(20)	□ Ba	dly Wom			C	Commercial Construction Class:										
(102) 🗆 Two		(30) 🗷 Average						(1)	Fir	eproof S	tru	ctural Stee	Frame							
(103) □ Spli		(40)	□ Go	od				• •				ncrete Fra	me							
(104) 🗆 1 1/				(50)	□ Ve	ry Good				(3) □	Ma	isonry Be	eari	ing Walls						
(111) □ Bi-I				(60)	□ Ex	cellent				(4) 🗆	W	ood or St	eel	Framed E	xt. Wal	ls				
(106) □ Oth	er								((5) 🗆	Μŧ	etal Fram	e a	nd Walls						
Townhouse or	r Duplex	Style:				uality: 30			- ((6) 🗆	Po.	le Frame								
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(309) 🗆 2 1/						ry Good			1 (40) 🗆	Hig	gh		<u>`</u>		Good				
(304) □ One	_			(60)	□ Ex	cellent			_							Very (
(305) □ Two	o Story I	Juplex		0-000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					_	*		10.1		((50) 🗆	Excelle	ent			
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Comments from Com									mel	uto.										
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NEBRASKA **Real Estate Transfer Statement FORM** Good Life, Great Service To be filed with the Register of Deeds. Read instructions on reverse side. 521 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 Select County & County Number Day _ 11 _{Yt.} 23 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver) Street or Other Mailing Add Zip Code City Phone Numb Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Unimproved Agricultural Mineral Interests-Producing Exempt TIOLE Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease Personal Ben Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate Sale Trustee to Beneficiary **⊠** No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No Yes \$. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) **X** No Yes 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 68930		
20 Legal Description		
Lot 3 Block 22 Blue Hill Original Tou	un	
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22 \$	
23 Was non-real property included in the purchase?	23 \$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	000
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 are correct, and that I am duly authorized to sign this statement.	nd belief, tr	rue, complete, and
sign Print or Type Name of Grantee or AziTorized Representative		Phone Number 4/11/23
here Signature of Grantee of Authorized Febresentative		Date *
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 1 Yr. 23 27 Value of Stamp or Exempt Number 28 Recording Data BK 2003, Pa 692		
Noberelo Desertant of Desertant	rthorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)

7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
NEBRASKA DOCUMENTARY	
STAMP, TAX	
Date H-11-23	
	_
\$ Exampl # So By as	=

NEBRASKA REVOCABLE LIVING TRUST
County of Webster) Entered on the Entered of the OF
Clerk's office of said county this 11 day of april A.D. 20 33 at 12:43 o'clock P.M. Piccorded in Book 2033 on Page 193-110
County Clerk 118 Comp _ Assessor _ Carded This Revocable Living Trust dated 12 day of
by and between:
GRANTOR
JEAMETTECPRICE with a mailing address of
505 W.LANCUSTER ST (referred to as the "Grantor,") and BIYLE HILL NE
TRUSTEE
MICHAEL PRICE with a mailing address of
101 W.5aLine 5T (referred to as the "Trustee,") Blue Hill NE
The Trustee agrees to hold any property transferred to this Trust, from whatever source,
in trust under the following terms:
Article 1. Name of the Trust: This Trust shall be known as the 2023 PRICE FAMILYTRUS
Revocable Living Trust" hereinafter known as the "Trust" and □ is ☒ is not an
amendment to a prior Living Trust.
Article 2. Transfer of Property: On the date set forth above, the Grantor transferred to
the Trust Estate and assets described in Attachment A which is attached and

incorporated into the Trust. The Grantor or someone acting on the Grantor's behalf may

transfer property, during the life of the Grantor or by the Grantor's Will, to the Trust and list such property on Attachment A.

The Grantor, along with any other individual, may transfer property to the ownership of the Trust. Property may be added to the Trust by writing in Attachment A, by attached receipt, or by placing the property under the ownership of the Trust.

Attachment A is for reference only, and any property transferred to the Trust formally or informally, but not listed on Attachment A, is also part of the Trust. All property transferred to the Trust formally or informally, together with the investments and reinvestments, as well as any income earned is sometimes collectively referred to herein as the "Trust Estate". All property transferred to or deposited with the Trustee shall be held by it in trust for the uses and purposes stated herein.

Article 3. Life of the Grantor: During the life of the Grantor, the Trustee shall hold, manage, and administer the Trust Estate and at the Grantor's request, dispose of the net income and principal. In the absence of any such request, the Trustee may pay to the benefit of the Grantor any part of the net income and principal as the Trustee deems advisable, with full power to accumulate any income not paid and to hold such income and property for later use. In the event of the Grantor becomes incapacitated, the Trustee is authorized to use any part or all of the net income and principal for the benefit of the Grantor as the Trustee deems advisable, with full power to accumulate any income not paid and to hold for future use or to add to the principal.

Article 4. <u>Death of the Grantor</u>: Upon the death of the Grantor, except as otherwise set forth below, the Trustee shall hold, administer and dispose of the Trust Estate as follows:

A.	Specific Distributions. To grant the following property, in whole, to the specified
	individuals or organizations: MICHAEL PRICE
	DANIEL AARON ESTES Shelby Ann ESTES
	Shelby Ann ESTES
	O
В.	Personal Property. All personal property including but not limited to: furniture,
	jewelry, clothing, motor vehicles, equipment, and any other tangible assets shall
	be transferred to: (Choose One)
	□ - The Beneficiaries
	M-Specifically to MICHAEL PRICE or
	with Last 4 of Social Security or Tax ID
	Number: XXX - XX - $\frac{3416}{}$ (referred to as the "Personal Property Beneficiary").
	If the Personal Property Beneficiary does not survive the Grantor then all
	personal property shall be transferred to the Beneficiaries.
C.	Pet Trust. If there are any pets owned by the Grantor a Trust for Pets shall be
	created at the time of the Grantor's death or incapacity appointing
	MICHAEL PRICE of Lily-TRIXIE-ROTEY
	(referred to as the "Pet Caretaker") as the Pet Caretaker effective immediately. If
	the Pet Caretaker is unable to perform their duties by giving the Grantor's pet(s)
	care needed then DAMIEL ESTES of
	care needed then $\frac{DMIFL}{ESTES}$ of $\frac{Lily-TRixiE-Refer }{Shall}$ shall possess the caretaking rights of the
	pet(s) (referred to as the "Alternate Pet Caretaker"). If the Pet Caretaker and

Alternate Pet Caretaker are unable to care for the pet(s) then an individual or organization may be selected by the Trustee for the caretaking rights of the pet(s).

i. <u>Care of Pet(s)</u>. Care of the pet(s) shall include, but not be limited to, providing food, veterinary care (as needed), insurance, temporary boarding, medication, cleanliness, and any other care as needed for proper everyday well-being of the pet(s).

ii.	Funding. The Grantor(s) shall set aside (Choose One)	
	□ - \$ (US Dollar	rs)
	in trust for the Pet Caretaker. The sole purpose of the funds is for	
	providing care for the pet(s). If the Pet Caretaker does not take	
	possession and provide the necessary care for the pet(s) for at	
	least \square Months \square Years then the funds shall be rescinded as	nd
	given to the individual or organization that possesses the	
	caretaking rights of the pet(s).	
	- No Funding.	
**************************************	3rd Party Enforcement. At any time during the lifetime of the pet(s)	j
	of	
	(referred to as the "3 rd Party	y ,
	Enforcer") may intervene to request an accounting for the funds	
	allocated in the Trust for Pets. An accounting may not be requested	∌d
	more than once per year. In addition, from time to time the 3rd Par	ty

Enforcer may inspect the caretaking of the pet(s) to ensure appropriate care is being provided.

D. Residuary Property. The Trustee shall divide the principal and any undistributed income along with any property not specifically distributed into equal shares to be distributed equally among the following individuals and/or organizations:

Beneficiary #1
Name: MICHAEL PRILE
Last 4 of Social Security or Tax ID Number: XXX - XX - 346
Address: 1101 W. Saline ST Blue Kill Nebraska
Beneficiary #2
Name: DAniel aakon EstEs
Last 4 of Social Security or Tax ID Number: XXX - XX -
Address: 25 Selena Ct Antioch Ca 94507
Beneficiary #3
Name: Shelby Ann EstES
Last 4 of Social Security or Tax ID Number: XXX - XX
Address: 25 Selena CT Patroch Ca 94567
Beneficiary #4
Name:

Last 4 of Social Security of	lax ID Number: XXX - XX -	
Address:		

E. <u>Failure of All Beneficiaries</u>: In the event of the failure of all Beneficiaries, then the Trustee shall transfer the Trust Estate, discharged of the Trust, to the person or persons who would be entitled to inherit from Grantor under the laws of the State of Nebraska as unmarried, intestate and domiciled in that State, and possessed only of the property to be distributed.

F. <u>Distribution to Any Person Who is Under the Age of 18</u>: If distribution is to be made to any person who is under eighteen (18) years of age and who is not then a Beneficiary of any portion of the Trust Estate under any provision of the Trust, the Trustee may make the distribution free of all trusts to the minor, to a parent of the minor for the minor's benefit, or to a custodian designated by the Trustee for the minor, and that distribution shall represent a complete discharge of the Trustee.

Article 5. Payment of Death Taxes, Administration Expenses, Etc.:

Upon the death of the Grantor, the following shall be applicable:

A. The Trustee shall pay all or any portion of any of the funeral expenses, expenses of administration, debts, taxes (including estate, inheritance or similar taxes arising by reason of the Grantor's death), interest, penalties and legacies that the legal representative of the Grantor's estate may, in accordance with the Grantor's Will, certify in writing to the Trustee.

B. In the event the assets of the Grantor's residuary probate estate shall be insufficient to pay for the Grantor's funeral expenses, expenses of administration

and all Federal and State taxes in the nature of estate, inheritance or like taxes, such obligations shall be paid by the Trustee to the extent that they exceed said residuary probate estate assets.

C. In making any payments under this Article, the Trustee may rely on any certificate of the legal representative of the Grantor's estate as to the amount of said payment and the person to whom it is to be paid.

Article 6. Estate of Grantor: Notwithstanding the instructions in Article 4 with respect to the distribution of income and principal, the Trustee is authorized in its discretion to use the income and principal of the Trust, from time to time as follows:

- A. To purchase and to retain as investments any securities or other property, real or personal, belonging to the estate of the Grantor.
- B. To make loans or advances to the personal representative of the estate of the Grantor on such reasonable terms as it deems advisable.
- C. The Trustee is not obligated to see to the application of any funds paid over to the estate of the Grantor.

Article 7. <u>Trustee Powers</u>: As an extension and not a limitation of all common law and statutory authority, and except where in conflict with any other provision in the Trust, the Trustee shall have the following powers and authority:

A. To accept and receive property, real or personal, from the Grantor, from the Grantor's estate or from any other estate, trust or person, and to hold the same as a part of the Trust.

- B. To collect income, interest, dividends, rents and profits.
- C. To retain any part or all of the property, real or personal, received to be held in trust hereunder in the form of investments, and to invest and reinvest the property of the Trust in any investments as the Trustee may deem proper without regard for the principles of diversification or whether any form of investment would ordinarily be considered as suitable for a trustee to make or hold; and to retain any real estate or tangible personal property received to be held in trust hereunder and/or to acquire any real property and/or tangible personal property, permitting the Beneficiaries to make such use thereof as is advisable and commensurate with their beneficial interests, and to make repairs and improvements and pay taxes, insurance premiums and other charges with respect thereto as the Trustee may deem advisable.
- D. To sell any real or personal property of the Trust at public or private sale for cash or on credit or to exchange the same on terms as the Trustee may deem advisable; to lease any real or personal property of the Trust at times and on terms as the Trustee may deem advisable, whether or not the lease may extend beyond the term of any trust.
- E. To borrow for the purposes of the Trust and to mortgage or pledge any real estate or personal property as security for any such loans.
- F. To foreclose by entry or otherwise, extend, assign or give partial releases of any mortgages, to discharge mortgages or liens on real or personal property.
- G. To sign, seal, execute and deliver all proper and necessary conveyances and

instruments for the purposes of the Trust.

- H. To grant options for the sale or exchange of any property.
- 1. To vote in person or by proxy upon all stocks or other securities held and to exercise all conversion, subscription, voting and other rights of whatever nature pertaining to the property of the Trust and to pay any sums as may be deemed advisable in connection therewith; and to exercise stock options.
- J. To participate in any plan of reorganization, consolidation or merger, to deposit any property of the Trust under any such plan or with any protective or reorganization committee, to delegate to such committee discretionary power with respect thereto, to pay a proportionate part of the expenses of the committee and any assessments levied under any plan and to accept and retain new securities received in pursuance of any plan.
- K. To hold securities or any real or other personal property in the name of a nominee or nominees, or in any other form.
- L. To employ legal counsel, investment counsel and agents, to decide whether or not to act upon their recommendations and to pay to them reasonable compensation from the Trust Estate.
- M. To take any proceedings at law or in equity with reference to or in any matter concerning the Trust and to represent the interests of the Trust in any proceedings, with power to compromise or refer to arbitration any dispute in any way affecting the same.
- N. To take steps and to do any acts which may be deemed necessary or proper for

the due care and management of the Trust.

- O. To value all property to be divided or distributed at then current fair market values, and, in the Trustee's discretion, to convert all or any part of such property into money and to make division or distribution thereof in kind or in money
- P. To refuse to accept property as a trust asset if such property could result in liability to the Trust or otherwise impair the value of any Trust Estate.
- Q. To place any portion or all of the trust funds in any custodial or agency account or other similar account administered by a banking institution or trust company and to rely upon their investment decisions, such not constituting an unauthorized delegation of the Trustee's duties; provided that this paragraph shall not be applicable if the Trustee is a corporate Trustee.
- R. To have dealings between or among separate trusts or trust shares hereunder, including the purchase, sale or exchange of assets, or the borrowing or lending of money, on such reasonable terms as may be appropriate in the circumstances.
- S. To open and maintain checking or savings accounts in any bank or banks and to designate any one or more persons to execute checks or make withdrawals therefrom.
- T. To make loans to any person or persons upon such reasonable terms as the Trustee may determine, provided that no loan shall be made to any person who is also serving as a Trustee hereunder.

Article 8. Payment of Premiums: The Trustee shall in no way be bound to pay the premiums or other charges on any policy payable hereunder, nor to see that any such

policy is kept in force, but shall use its best efforts to collect any sum payable thereunder whenever by the terms of such policy or policies, the same shall be payable to the Trustee and it shall have knowledge thereof.

Article 9. Distributions by Trustee; Limitation on Exercise of Special Power of

Appointment: The Trustee is authorized to make payments of principal or income

directly to and otherwise to deal with minors as though of full age or to make such

payments for the benefit of such minor, or to the parent or person having custody of the

minor for his or her use, all as the Trustee may designate. No grantee or holder of any

special power of appointment granted under the Trust shall have the right or power to

exercise such special power in any manner that can satisfy any legal obligation of such

grantee, or holder, including, but not limited to, any legal obligation of support.

Article 10. Accounting: Unless directed otherwise by an adult Beneficiary of the Trust, the Trustee may accept such amount of property distributed to it by the legal representative of the Grantor's estate as constituting all the property to which the Trustee is entitled under the Grantor's Will. The Trustee shall have no duty to review the administration of the Grantor's estate by such legal representative, unless the Trustee has actual affirmative knowledge of any impropriety in such administration.

At any time during or after the Trust's existence a Beneficiary may request an accounting of the property in the Trust which may or may not include income, liabilities, and a list of assets known to be in the Trust's possession. Requests may not be made more than once per ____

Months Years.

Article 11. Spendthrift Provisions: The interest of any Beneficiary in any share or part of

the Trust, both principal and income, shall not be alienable, assignable, attachable, transferable nor paid by way of anticipation, nor in compliance with any order, assignment or covenant and shall not be applied to, or held liable for, any of his or her debts or obligations either in law or equity and shall not in any event pass to his or her assignee or trustee under any instrument nor under any insolvency or bankruptcy law, and shall not be subject to the interference or control of creditors, spouses or others.

Nothing contained in this Article shall be construed as restricting in any way the exercise of any power of appointment granted herein.

Article 12. <u>Dealings With Third Parties</u>: Any person, firm, corporation or entity dealing with the Trustee may always, rely upon the Trustee, as being duly authorized hereunder in all particulars; and no such person, firm, corporation or entity shall in any way be responsible for the proper use or application of any property delivered, or any funds paid over or advanced, by any of them to the Trustee; and the receipt of the Trustee for any payment or advancement made to the Trustee, or for any property delivered to the Trustee, shall be a complete discharge and acquaintance to the extent specified in such receipt. Persons dealing with the Trustee shall look only to the property administered by the Trustee for payment of claims and not to the Trustee's personal property.

Article 13. Successor Trustees and Other Provisions Dealing with Trustees:

A. Successor Trustee: The Grantor appoints	PRICE
A. Successor Trustee: The Grantor appoints JILL with a mailing address of 101 W. Saury	51-BIUL BITTOUS as
the Successor Trustee and if he or she shall be unable	
Grantor appoints	with a mailing address of
	as the 2 nd Successor Trustee.

majority vote the corporate or individual to serve as Successor Trustee. If the Beneficiaries cannot agree to a Successor Trustee within 30 days then the court in the jurisdiction of the Grantor shall make the appointment. If a Beneficiary of the Trust is to be appointed as Trustee, legal or tax counsel should first be consulted with respect to any possible income, gift or estate tax consequences to such Beneficiary under then existing law. Notwithstanding the foregoing, as long as one Trustee is serving hereunder no vacancy shall be deemed to exist in the office of Trustee.

- B. Appointment of Co-Trustee by an Individual Trustee: Any individual who is serving as a Trustee may at any time appoint another person or a corporate Trustee to serve as a co-Trustee but only during the period of time that such individual is serving as a Trustee. The Trustee has the right to remove such co-Trustee from such office, with or without cause, upon written notice thereof mailed or delivered to such appointed co-Trustee.
- C. Removal or Incapacity: During the Grantor's lifetime, he or she shall have the right to remove any Trustee. Should any Trustee hereunder become incapacitated, as determined pursuant to the Indenture or otherwise, such person shall cease to serve as Trustee and the office of Trustee shall be deemed vacant if no other Trustee is then serving.
- D. <u>Resignation of Trustee</u>: Any Trustee hereunder may resign by a notice in writing delivered to the Grantor, if the Grantor is then living, and, after the Grantor's death, to all current Beneficiaries of the Trust.

- E. <u>Certified Copies and Certificate of Trustee or Attorney at Law</u>: Anyone may rely upon a copy hereof certified by a Notary Public to be a true copy of the instrument
- F. <u>Trustee's Accountings</u>: The Trustee, other than the Grantor-Trustee, may, and, upon request of any Beneficiary hereof, shall, render periodic accounts with respect to the trusts hereunder to the person or persons then entitled to receive any income or principal from the Trust.
- G. <u>Bond</u>: The Grantor directs that no Trustee hereunder be required to furnish bond, or surety on any bond, for the performance of its duties as Trustee in any jurisdiction.
- H. <u>Successor Trustees or Co-Trustees</u>: All rights, powers and exemptions reserved or granted to the Trustee hereunder shall extend to any successor Trustee or co-Trustee. No successor Trustee or co-Trustee shall succeed to such office until he/she/it accepts such office in writing. Any successor Trustee or co-Trustee may accept, without examination or review, the accounts rendered and the property delivered by any predecessor Trustee or present co-Trustee without liability. Each successor Trustee or co-Trustee has the same title, power and duties as the Trustee succeeded or, in the case of a co-Trustee, the other then present Trustee, without any additional conveyance. Any reference to a "Trustee" refers equally to any successor Trustee or co-Trustee.
- I. <u>Compensation of Trustee</u>: Any individual Trustee serving hereunder shall be entitled to: (Choose One)
- No compensation whatsoever.
- ☐ Be paid a reasonable fee from the Trust Estate based on the amount of time

expended by such Trustee in carrying out his or her duties hereunder. Any corporate Trustee shall be entitled to be paid a fee based upon its fee schedule from time to time that is required to be published.

J. <u>Liability of an Individual Trustee</u>: No individual Trustee (as opposed to a corporate Trustee) shall, with respect to the investment of Trust Estate, be liable for any action taken, or failure to act, unless such action, or failure to act, was done willfully and in bad faith or fraudulently.

K. <u>Corporate Trustee</u>: The term "corporate Trustee" shall mean a Trustee which is a banking institution or trust company regularly engaged in the business of trust administration in which no Beneficiary has any controlling interest.

Article 14. Governing Law: The Trust is made and executed in the State of Nebraska and is to be governed and construed according to the laws of said State.

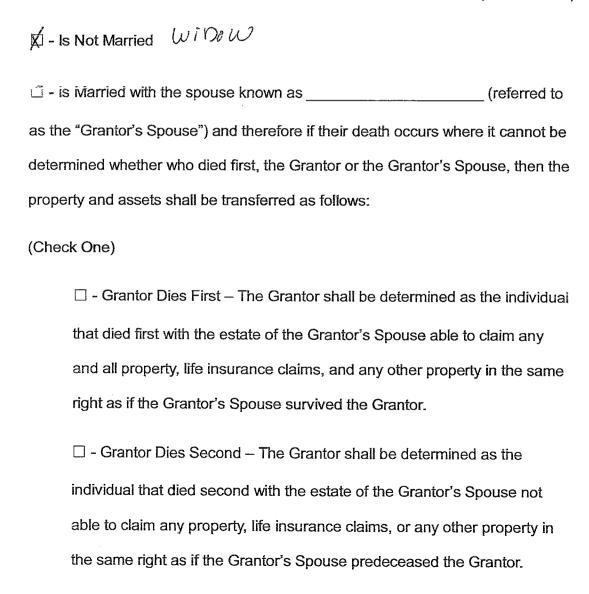
Article 15. <u>Survival</u>: No individual or organization may make a claim or benefit from the Trust unless it is determined that the benefiting party has survived the Grantor by _____ days.

Article 16. Incapacity: If the Grantor becomes incapacitated, the Trustee shall distribute such amounts of the income and principal of the Trust for the comfort, health, support, maintenance and any additional care needed. Trustee has discretion to determine what amount is appropriate and necessary to maintain the Grantor's accustomed standard of living. Incapacity shall be defined as a lack of ability to manage his or her own personal and financial affairs, which may be due either to a mental or physical condition. The determination of incapacity shall be made by either a court of competent jurisdiction or

two physicians licensed to practice medicine in the state where the Grantor is domiciled at the time of the certification. One of the two physicians shall be board certified in the specialty most closely associated with the cause of the Grantor's incapacity.

The Grantor shall be deemed to have regained capacity if there is a finding to that effect by a court of competent jurisdiction or two licensed physicians that the Grantor is capable of managing his or her personal and financial affairs.

Article 17. Order of Death: At the time of the Trust's creation the Grantor: (Choose One)



Article 1	8. Children: For the p	ourposes of the	Trust the children of the Grantor are as
follows:	MICHAEL	PRICE	
	-	•	

Article 19. Severability: If any wording, sentence, or article of the Trust is determined to be invalid, unenforceable, or irrelevant for any reason whatsoever the remaining portions of the Trust remain legally valid and enforceable. If a court determines that limiting any such wording in the Trust would enable to become valid and enforceable then such wording shall be deemed written, construed, and enforced as so limited.

Article 20. <u>Gender References</u>: Whenever the context permits, the use of a particular gender shall include any other gender, and references to the singular or the plural shall be interchangeable.

Article 21. Exclusion: For the purpose of outlining a clear and detailed Trust document the Grantor has specifically excluded the following individuals and/or organizations:

HEAHNER GALE Long

Article 22. Power to Alter. Amend or Revoke: The Grantor reserves the right at any time or times during the Grantor's lifetime to amend, alter or revoke the Trust, in whole or in part, or any provision thereof, by an instrument in writing signed by the Grantor and delivered to the Trustee, provided that no such amendment or alteration shall in any manner increase the duties and responsibilities of any then Trustee in office without such Trustee's consent. From and after the Grantor's death the Trust shall be

irrevocable and may not be altered, amended or revoked.

Print Name	J	EAMETTE	PR	ÌC	E

i nereby accept the Trust hereinabove created upon the terms set forth herein and agrees to act as Trustee thereunder.

Trustee's Signature

Print Name ////CMAR/ / .

Date '

I hereby accept the Trust hereinabove created upon the terms set forth herein and agrees to act as Successor Trustee thereunder.

Successor Trustee's Signature

Print Name 🤇 📗

Date

Index against: Lot 3, Block 22, Original Town of Blue Hill, NE

SELF-PROVING AFFIDAVIT

State of Nebraska }
County of Webster }
I/We, the Grantor, Trustee(s) and the Witnesses and/or Notary Public, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Grantor signed and executed the instrument as his/her Living Trust and that he/she signed willingly, and that he/she executed it as his/her free and voluntary act for the purposes therein expressed, and that each of the individuals, in the presence of the Grantor was at the time eighteen (18) or more years of age, of sound mind and under no constraint or undue influence.
Grantor's Signature Date
Trustee's Signature Date
Successor Trustee's Signature Date
2 nd Successor Trustee's Signature Date
Witness Signature Date 3/2/23 Witness Signature Date 3/12/23
NOTARY ACKNOWLEDGMENT
On this 2th of March, 2023, personally appeared the above-named
On this 2 th of March , 2023, personally appeared the above-named Lindsey N Hadan and acknowledged the foregoing to be
(his/her) free act and deed, before me.
My Commission Expires: April 25, 2023 Ludsuy M Hadu
Notary Public
(Seal) GENERAL NOTARY - State of Nebraska LINDSEY N HADEN My Comm. Exp. April 25, 2023 Print Lindsey N Haden

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	School District Code										
91	20	23	711		4/12	/2023	Base: 6	55-0	O011 Affiliated: Unified:								
Location	ID	Sale	Number	Ţ	Useability	& Code#			Parcel Number								
0006130	000	:	114	1			GeoCde	Twn	Rng		Sect	Qrt	Subdiv	. 1	Area	Blk	Parcel
	Da	ate of S	ale Assesse	d Va	llue		4487			(00	0	4001	0		015	0000
Land Improvements					Т	otal		-	Date o	f Sal	le Pr	operty	y Classi	ficat	ion (Code	
2	,265		13,01	0		15,275	Status	P	roperty	Гуре	7	Zoning	Loca	ion	City	Size	Parcel Size
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						Residential							Comn	erci	al		
	Mul	tiple Im	provements:	Mu	ltiple. Impro	vements.:			Multip	e. Im	iprove	ments.:					
		Constr	uction Date:	Con	nstruction Da	te: 19	10		Constr	ıctior	1 Date	:					
			Floor	Flo	or Sq. Ft. :	1,1			Floor S	q. Ft.	.:						
		Buildin	ig Cost New:	Cos	st:	108,6	70		Cost:								
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(101) 🗆 On	e Story			(2)	0) 🗷 Ba	dly Worn			Commercial Construction Class:								
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(103) □ Spl	it Level			(40) □ Good						(2) Reinforced Concrete Frame							
(104) 🗷 11	/2 Story			(50) □ Very Good						(3) Masonry Bearing Walls							
(111) □ Bi-	Level			(61	(60) ☐ Excellent (4) ☐ Woo							od or Steel Framed Ext. Walls					
(106) □ Oth	ner				(5) 🗆 Metal Frame and Walls												
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(301) 🗆 On	e Story			(10)					Cost Rank: Condition:					n:			
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(308) 🗆 Spl				(40) □ Good					<u> </u>			e Avera	age	(30		Avera	ge
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Assessor Co	mment	s and R	Reason for A	\ dju	stment:												
JTWD																	
																	
Comments	from	- 0						Comm	nents:	··· <u> </u>							
000613								_	*******								
																(Cont.	inue on back)

NEBRASKA

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.

Good Life. Great Service.

DEPARTMENT OF REVE	ii ddail		leeded, add an a			<u>-</u>					
1 County Name		County Number	unless this sta	temer	3 Date of			re accui	ately comple		
1 County Name	WEBSTER		77			Sale/Ital 4Dav	:/2	2023			<u>12 yr. 2023</u>
5 Grantor's Name, A	ddress, and Telephon	e (Please Print)		···	6 Grantee	's Name			one (Please Pi		
Grantor's Name (Selle	er)				Grantee's	Name (E	Buyer)	. AU			
Lorraine Powel Street or Other Mailing							d Theresa illing Address				
<u> 10 B</u>	N. 4			-	15	385	Diffen	renel K			
City CULL Phone Number	Rock	State	Zio Co. 10894	3	City Guide Phone Nu			the grants	State NE e a 501(c)(3) o		Zip Code 77 -68942 n? Yes ☑No
785-	443.5717				412 2	257-			grantee a 509(
Email Address n/a					Email Add n/a	ress					
7 Property Classific	ation Number. Check	one box in catego	ories A and B. Che	eck C if	property is	also a r	nobile home	.			
(A) Status			-	(B)) Property	Type					(C)
✓ Improved	Single Family		ustrial		=		-Nonproducin	g	State Ass	essed	Mobile Home
Unimproved	Multi-Family		icultural creational	L	Mineral I	nterests-	-Producing		Exempt		
8 Type of Deed	Conservator		Distribution	Пи	nd Contract/	Momo	Partition		Sheriff	Πot	L
Bill of Sale	Corrective		Easement	=	ase	WEITIO	Personal	Rep.	Trust/Trustee	По	nei
Cemetery	Death Certificate - 1	Transfer on Death	Executor	=	neral		Quit Clair	• -	Warranty		
Was transfer par kind exchange (I.	t of IRS like- 10 T	Type of Transfer	Distribution	Forecl	losure []	Irrevocab	le Trust 🔲 i	Revocable	Trust	Transf	er on Death
Exchange) by buye	er or seller?	Auction [Easement] Gift		Life Estat	te 🗹	Sale		Truste	e to Beneficiary
	Seller No	Court Decree	Exchange	Granto	or Trust 🔲 I	Partition			of Contract		(Explain)
11 Was ownership tran	nsferred in full? (If No, e No	explain the division.)				las real estate ✓ Yes	purchase	ed for same use	e? (If No, s	state the intended use.)
13 Was the transfer be		a trustee are the t	rustor and benefici:	arv rela	atives? (If Ver	,					
Yes V	prompt.	cle to Niece or Nep	<u></u>		Partnership, o		Self	ic box.,	П	Other	
	Brothers an	nd Sisters	=		and Grander		Spous	se			
	Ex-spouse		Parents	and Ch	hild		Step-	oarent and	Step-child		
14 What is the current i	market value of the rea	I property?			15 Was th	e mortga	ige assumed	? (If Yes, s	tate the amoun	t and inte	rest rate.)
\$44,000					□ _{Y€}		✓ No \$				%
16 Does this conveyand Yes	•	cel of land?		·	17 Was tra of the a	ansfer thi agent or t	rough a real of title company	estate age contact.)	nt or a title com	pany? (If Real Es	Yes, include the name tate Group
18 Address of Property 115 High Stree		, , , , , , , , , , , , , , , , , , , ,					ess of Person	to Whom	the Tax Staten	nent Shou	ld be Sent
Guide Rock, N					Grante	es					
18a No address as	ssigned 18b	Vacant land									
20 Legal Description (A	ttach additional pages,	, if needed.)			L						***********************
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21 If agricultural, list total	al number of acres tran	nsferred in this trans	saction		······································						
22 Total purchase pr	rice including any li:	ahilities assumer	1						22 \$		
23 Was non-real prop			*								44,000 <mark>,</mark> 00
☐ Yes 🗹 N	o (If Yes, enter dollar	amount and atta	ch itemized list.)	(see i	nstruction	<u>ıs</u>)	. .		23 \$! !
24 Adjusted purchas	se price paid for real	estate (line 22 n	ninus line 23)						24 \$		44,000,00
	•	•	•			• • • • • •	· · · · · · · · · · · · · · · · · · ·				17,000,00
25 If this transfer is e											
 correct, a 	der penalties of law, and that I am duly autho	orized to sign this s	tatement.	tatemer	nt and that ii	is, to th	e best of my	knowledg	e and belief, tr	ue, compl	ete, and
Jim A											62-257-7YIL
sign	Type Name of Grantee	or Authorized Rep	esentative				<u></u>	4		1	Phone Number
·	n file	n n	_	:			Gran	tee			4/12 /2023
here /signatur	re of Grantee or Authori	zeu nepresentativ			Title					ī	Date
			ter of Deed's U	se On							or Dept. Use Only
26 Date Deed Recorded	27 V	/alue of Stamp or E	xempt Number	T	28 Recordi	ng Data	<u>0</u>	ור			
Mo Day Nebraska Department of Rev	YI. 2:01	77.0			D†	1202	ts, ta	71			
Form No. 96-269-2008 10-20	reside 120 Rev. Supersedes 96-26		_				. 9		Authorized by	Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)
		Grantee-	-Retain a copy	of th	is docume	ent for	your recor	ds.			

STATE OF NEBRASKA
)
Ss.

COUNTY OF Webstw
)

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2024

The foregoing instrument was acknowledged before me on April 2, 2023 by Lorraine Powell, a single person.

Budget Dannery Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	S					School District Code						
91	20	23	740	4/10	/2023	Base: 01-0123 Af			Aff	iliate	ed:		Unified:				
Location	ш	Sale	Number	Useability & Code #						Parcel Number							
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	D	ate of S	ale Assessed	Value		4247	3	12	1.	5	0	00000	1	000	0000		
Land		Imp	provements	Total			Sale	Pro	perty	Classific	ation Code						
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		Irrigat	tion Type:		A) 2 B) 05			05		C)	5	D) 3	E)	0	F) 10		
LCG			ACRES:	LCG					ACR	ES:	VALUE:						
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	1 <i>A</i>					1G					9	4.850	132,790				
	2A1					2G1					2	9.000	40,600				
	2A		4.000		20,920												
	3A1					3G1											
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	4A1				4G1												
	4A					4G											
DRYLANI) IDI					Shelterbelt/Timber											
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					Recreation												
	wellings							Oth									
Outl	buildings				~	No	n-AG	ГОТА	\mathbf{L}			4.000	,				

Assessor's Ad	justm	ent to Sale	Price (-	T	Total Recapture Value:					
Assessor Comments and Reason for Adjustment:										
CORPORATE	WD;	TRANSFER	FROM	GRANDPARENT	TO	GRANDCH:	ILD			
Comments from						Commen	ts:			
002407901										
							(Continue on back)			

Real Estate Transfer Statement

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

FORM 521

The deed will n	ot be recorded unless this	s statemen	it is signed and it	ems 1-25 are a	accurately	complet	ed.					
1 County Name	2 County Number	-	3 Date of Sale/Tran			4 Date of I						
Webster	91		Mo. <u>04</u> Da	y <u>10</u> Yr. <u>2</u>	2023_	Мо0	04 Day _	<u>10·</u> `	Yr. 2023			
5 Grantor's Name, Address, and Telepho	ne (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)			Grantee's Name (B	• ,								
L & L Johnson Farms, Inc., a Nebraska Street or Other Mailing Address	Corporation		Street or Other Mail									
2274 B Road			2021 D Road									
City		Code	City State Zip C Minden NE 6895									
Campbell Phase Number	NE 689	32	Minden Phone Number	le the gra	intee a 501/		ization?		s 🛭 No			
Phone Number			Phone Number Sthe grantee a 501(c)(3) organization? Street									
Email Address			Email Address									
dwiebe@charter-title.net dwiebe@charter-title.net 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	e box in categories A and B. V) Property Type	blie florile.					(C)			
	☐ Industrial	(5)	Mineral Interests-	Nonproducing		State Asses	hesa		bile Home			
☐ Improved ☐ Single Family ☐ Multi-Family ☐ Commercial	Agricultural Recreational		Mineral Interests-			Exempt						
8 Type of Deed												
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 Revocable Trust Seller Sale Trustee to Benefic Exchange Seller Property Seller Property Seller Selle												
11 Was ownership transferred in full? (If No, exp	plain the division.)			real estate purch Yes	nased for sa	me use? (If	No, state t	ne intend	ed use.)			
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 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 \$560,000.00			15 Was the mortgag				d interest r	ate.)	%			
16 Does this conveyance divide a current parce Yes No	of land?		17 Was transfer thro	<u> </u>	agent or a t	title compar Yes Chart e	ny? (If Yes, er Title	include ti	he name			
18 Address of Property			19 Name and Addres		hom Tax St	atement Sh	ould be Se	nt				
, NE			Lance F. Johnson 2021 D Road Minden, NE 689									
	Vacant Land											
20 Legal Description The West Half (W1/2) of Section 15, Tothe Southwest Quarter thereof.	wnship 3 North, Range 12	! West of th	ne 6th P.M., Webs	ster County, Ne	ebraska, I	EXCEPT t	he South	west Q	uarter of			
21 If agricultural, list total number of acres												
22 Total purchase price, including any lial	pilities assumed	-				22 \$		560,	000 00			
23 Was non-real property included in the						23 \$			000.00			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									000 00			
Under penalties of law, I d correct, and that I am duly auth	eclare that I have examined this orized to sign this statement.	statement ar	nd that it is, to the bes	st of my knowledg	e and belief	f, true, com	plete, and					
Lance F. Johnson Print or Type Name of Granteezor Authorized Representative Authorized Representative Phone Number												
	peror Authorized Representative					F	hone Num	oer	W			
sign / ma/f	Marina		O	:		,		2022				
Signature of Grantee or Author	•		Grantee or Author itle	izea Kepresent	auve		April 10 Date	2023				
here Lancz F. J.	ohnson											
	Registe	r of Deeds	' Use Only				For	Dept. l	Jse Only			
26 Date Deed Recorded	27 Value of Stamp or Exempt	Number	28 Recording Data	^ -								
Mo. 4 Day 14 Yr. 23	\$ 1260.00		BYL 200	03, Hq -	140							
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-26	9-2008 Rev. 6-2019				Authorized by	Neb. Rev. St	at. §§ 76-214	1, 77-1327 RQ 01				

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 14 day of Apa 1 A.D., 20 3, at 0:17 o'clock A M. Recorded in Book 2033 on Page 140 County Clerk

10.00 Located Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date Ҷ-1Ҹ - み3 \$_1分(むこの By Kの

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 747 N. Burlington Ave, Suite G 208 Hastings, NE. 6801

402-463-6788

CORPORATE WARRANTY DEED

THE GRANTOR, L & L Johnson Farms, Inc., a Nebraska corporation, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to the GRANTEE

Lance F. Johnson, a single person,

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

The West Half (W1/2) of Section 15, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT the Southwest Quarter of the Southwest Quarter thereof.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate the lawful claims of all persons.

Executed this day of April, 2023.

L & L Johnson Farms, Inc., a Nebraska corporation

By: Timothy J Johnson It's: Vice-President

STATE OF Nebraska COUNTY OF Adams

The foregoing instrument was acknowledged before me this // day of April, 2023, by Timothy J. Johnson, Vice-President of L & L Johnson Farms, Inc., a Nebraska corporation.

Notary Public

Jana A. Schutte

GENERAL NOTARY – State of Nebraska SARA A. SCHUTTE My Comm. Exp. October 20, 2026

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		5	Sale Date	School District Code												
91	20	23	753		4/	14/2023	Base:	91-	-0(002	Aff	iliat	ted:		Uni	fied:			
Location	D	Sale	Number		Useabil	lity & Code#						Pa	arcel N	Number					
0001464	100	;	116		1		GeoCde	Tv	wn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessec	ıv	alue		4491				0	0	0	10035		002	0000		
Land	Į.	Imp	orovements			Total			Γ	Date of S	Sale	Pr	operty	y Classifi	cation	Code			
10	,545		20,91	5		31,460		Pre	operty Type Zoning			Coning	Locatio	tion City Size		Parcel Size			
Assessor Lo	cation:	RED	CLOUD (RC])		A) 1]	B)	01		C)	1	D) 1	E)	6	F) 2		
						Residentia	I			Commercial									
	Mul	ltiple Im	provements:	Mı	ultiple. Im	provements.:				Multiple.	Impi	rover	nents.:						
		Constr	uction Date:	Co	onstruction	1 Date :				Construct	ion I	Date	:						
			Floor:	Flo	oor Sq. Ft	.:			4	Floor Sq.	Ft. :								
		Buildir	ig Cost New:	Co	ost:				4	Cost:									
Single Family	y Style:			R	esidentia	al Condition:			_	Comme	rcia	I Oc	cupan	cy Code:					
(100) □ Mo	bile Hor	ne		(1	0) 🗆	Worn Out			4	Primary	:	<u></u>	Ot	ther1:		Other2:			
(101) 🗆 On	e Story			(20) □ Badly Worn						Commercial Construction Class:									
(102) Tw				(30) Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) 🗆 Spi				(4	10) 🗆	Good			4						ame				
(104) 🗆 11				† ·	50) 🗆	Very Good			4					aring Walls					
(111) □ Bi-				(6	50) 🗆	Excellent				(4) Wood or Steel Framed Ext. Walls									
(106) □ Oti				_						(5) Metal Frame and Walls									
Townhouse o		x Style:		1		al Quality:			4	(6) □ Pole Frame									
(301) 🗆 On				Ť	.0) 🗆	Low			4	Cost Ra					Condit				
(302) Tw	-				20) 🗆	Fair			4		L				` '	Worn			
(307) 🗆 11				_	30) 🗆	Average			-	(20)						Badly			
(308) 🗆 Spl				HÌ	10) 🗆	Good							e Avera		`	Avera			
(309) 🗆 21					0) 🗆	Very Good			4	(40) □	H	igh			` 	Good			
(304) On				(6	50) 🗆	Excellent			1							Very	•		
(305) □ Tw	o Story I	Duplex													(60) E] Excel	lent		
Assessor'						(
Assessor Co	omment	ts and F	Reason for A	ldju	ustment	t :													
WD																			
			-											 .					
		·																	
														- 12					
Comments	from							Cor	am	ents:									
000146		00146	5500					СОП	1111										
			,																
																(Cont	inue on back)		

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

116

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.

1 Octobrillaria									
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 4 Day 14 Yr. 2023 Mo. 4 Day 14 Yr. 2033								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Mark E Kriley	Grantee's Name (Buyer) Abundant Life Honey, L.L.C.								
Street or Other Mailing Address 205 S Webster St	Street or Other Mailing Address 742 N Chestout St								
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970								
Phone Number (785) 725-2013	Phone Number Is the grantee a 501(c)(3) organization? Yes V (520) 419-4899 If Yes, is the grantee a 509(a) foundation? Yes V								
Email Address	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C if									
	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea	d Contract/Memo Partition Sheriff Otherse Personal Rep. Trust/Trustee								
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim V Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Page Brothers and Sisters Grandparents a Ex-spouse Parents and Ch									
\$90,000									
	Li Yes Vi No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	of the agent or title company contact.) Yes Southern Title No								
18 Address of Property 205 S Webster St Red Cloud, Webster County	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									
23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see in	\$								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$								
	<u> </u>								
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and								
Print or Type Name of Grantee or Authorized Representative	Phone Number								
sign here Signature of Grantse or Authorized Representative	Grantee 4-14-23								
nere /									
Register of Deed's Use Oni 26 Date Deed Recorded 27 Value of Stamp or Exempt Number									
1	28 Recording Data								
Mo. 4 Day 14 Yr. 23 \$ 180 00	BY 2023, Hg 753 Authorized by Neb. Rev. Stat. §§ 76-214. 77-1327(2)								

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), Kaley and Jackson's Addition, Red Cloud, Webster County, Nebraska.

BOOK <u>2023</u>	PAGE_	753
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State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 121 day of 1001 A.D., 2023, at 10:45 o'clock A.M. Recorded in Book 2023 on Page 7:53

About Hacig County Clerk 10:00 Ke Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-14-23
\$ 180.00 By Yo

WARRANTY DEED

Mark E. Kriley a/k/a Mark Kriley, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Abundant Life Honey, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), Kaley and Jackson's Addition, 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 April 1/4, 2023.

Mark E. Kriley

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April $\cancel{///}$, 2023, by Mark E. Kriley, a single person.

Comm. expires

8/27/2085

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	chool District Code								
91	20:	23	776	4/11	/2023	Base: 9	91-00	02	Aff	iliated:			Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#					Parcel Number								
0023037	700		117	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Qrt Subdiv			Blk	Parcel			
No. of the second	D	ate of S	ale Assessed V	/alue		4369	2	12	2.	3 3		00000	1	000	0000			
Land		Imp	rovements	To	otal		D	ate of	Sale	le Property Classification Code								
223	,600		283,305	5	06,905	Status	Prop	erty Ty	ре	Zoning	<u> </u>	Location	Cit	y Size	Parcel Size			
		Irrigat	іоп Туре:			A) 2	B)	05	·	c) 5		D) 3	E)	0	F) 9			
LCG		1	ACRES:	VAL	UE:		LCG			AC	RI	ES:		VALI	J E:			
IRRIGATE	D 1A1					GR	ASSLA	ND 10	GI		6	7.000			93,800			
	1A							1	1G									
	2A1							20	G1		42	2.000	58,8					
	2A						2G											
	3A1					3G1												
	3A							3	3G									
	4A1							40	Gl									
	4A							4	4G		4	6.000			46,000			
DRYLANI) 1D1					S	Shelterbe	elt/Timb	рег									
	1D							Accreti	on									
	2D1					·		Was	ste									
	2D	 						Otl										
	3D1					AG LAND TOTAL			\perp	1		5.000		1	98,600			
	3D					Roads						4.000						
•••	4D1					Farm Sites			tes									
	4D			en salah St. Mari Sara ke Salah Sara				ome Sit			:	1.000			25,000			
Trians Salah						Recreation												
	wellings	· · · · · · · · · · · · · · · · · · ·		2	82,425	Other												
Outl	ouildings				880	Noi	n-AG 7	ГОТА	\mathbf{T}		į	5.000	1		25,000			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO FAMILY TRUST	
Comments from	Comments:
002303700 002303701	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

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

117

FORM **521**

Good Life, Great Service.

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

4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number 2023 Mo. 04 Day 11 WEBSTER - 91 _Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lukas and Hannah Rupprecht Grantee's Name (Buyer)
Lukas and Hannah Rupprecht, Trustees Rupprecht Family Tr Street or Other Mailing Address 528 Road J Street or Other Mailing Address 528 Road J Zip Code 68952 Zip Code 68952 City Inavale State _{City} Inavale Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 519-0879 Phone Number (402) 519-0879 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercia Recreational Distribution Sheriff 8 Type of Deed Conservator Land Contract/Memo Partition Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Fxecutor Mineral Quit Claim **✓** Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Selier No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ☐ 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 ✓ Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$450,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes Yes 18 Address of Property 528 Road J 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantees Inavale, NE 68952 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. 160+-21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption 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 Authorized Representative Phone Number Attorney April //, 2023 Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 14 Fremp Nebraska Department of Bevenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of April A.D., 20 23, at 11:39 o'clock A.M. Recorded in Book 2023 on Page 76 County Clerk 10.00 Lo Deputy ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-14-33
\$ Exercit # 4 By 44

WARRANTY DEED

Lukas Rupprecht and Hannah Rupprecht, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantors receipt of which is hereby acknowledged, convey to Lukas Rupprecht and Hannah Rupprecht, Trustees of the Lukas and Hannah Rupprecht Family Trust under agreement dated April ____\ll____, 2023, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW½) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed April _____, 2023.

Lukas Rupprecht

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April ______, 2023, by Lukas Rupprecht and Hannah Rupprecht, husband and wife.

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

Comm. expires 12-9-96

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	F	age		S	Sale	Date	School District Code													
91	20	23	7	77		4/	11,	/2023	Base	e: S	1-0	074		Aff	iliate	d:		Ut	nified:			
Location	ш	Sale	Numl	er	τ	Jseabil	ity	& Code#							Par	cel N	umber					
0003035	500	:	118			4		12	GeoC	Cde	Twi	n Rng		Se	ct	Qrt	Subdiv	Are	a Bik	Parcel		
	D	ate of S	ale As	sessed	Value				413	33				0	0	0	20005		000	0000		
Land		Imp	oroven	ents			To	tal				Date	of S	ale	Pro	perty	Classific	ation	n Code			
2	,250		63	, 605	5			65,855	Sta	atus	P	roperty	operty Type Zoning Lo			Locatio	n (City Size	Parcel Size			
Assessor Lo	cation:	BLUE	HIL	L (E	3H)				A)	1	B) 0	3		C)	3	D) 1	E)	6	F) 1		
								Residentia				Commercial										
	Mul	tiple Im	proven	ents:	Mul	ltiple. Im	prov	ements.:				Multi	ple.	Impr	oveme	ents.:						
		Const	uction	Date:	Con	struction	Dat	e:				Cons	tructi	ion I	Date :		1890					
	•]	loor:	Floo	or Sq. Ft.	:	•				Floor	Sq.	Ft. :			6,625					
		Buildir	ıg Cost	New:	Cos	st :						Cost	:			392	2,625					
Single Family	Style:				Re	sidentia	l Co	ndition:								upan	cy Code:					
(100) 🗆 Mo	bile Hon	ne			(10)) 🗆	Wo	orn Out				Prim					her1:		Other2:			
(101) 🗆 On	e Story				(20)) 🗆	Bac	dly Worn				Commercial Construction Class: 3										
(102) 🗆 Tw	o Story				(30) Average							(1)										
(103) □ Spl	it Level				(40)) 🗆	Go					(2)										
(104) 🗆 11/)) 🗆		ry Good				(3)		-			ring Walls					
(111) 🗆 Bi-					(60) Excellent							(4)					el Framed	Ext. V	Valls			
(106) 🗆 Oth												(5) Metal Frame and Walls										
Townhouse of		Style:	•			sidentia		•				(6) ☐ Pole Frame Cost Rank: 20 Condition: 20										
(301) □ On	·-)) <u> </u>	Lo												ition: 2			
	o Story)) 🗆	Fai					(10)						<u> </u>	□ Won			
(307) 🗆 11/)) 🗆		erage				(20)			verage				₩ Badly			
	it Level				·)) 🗆	Go					(30)				Avera			☐ Avera			
(309) 🗆 2 1/ (304) 🗖 On		hunlau			(50	-		ry Good cellent				(40) ☐ High (40) ☐ Good (50) ☐ Very Good										
(304) 🗆 OII					(60	") ப	EX											• •	☐ Excel			
			44- 0	-1. D.		- (1 -		_				1						(00)	LI EXCE	ient		
Assessor Co								·														
								NIZATIO	N													
200/ -																						
Comments										(Com	ments	:									
000303	500		-																			
																			(Con	tinue on back)		

NEBRASKA

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	11 2023								
WEBSTER - 91	Mo. 4 Day 11 Yr. 2023 Mo. 4 Day 11 Yr. 2023									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Grantor's Name (Seller) Blue Hill Community Foundation	Blue Hill Treasurer Trove, Inc.									
Street or Other Mailing Address	Street or Other Mailing Address 546 W Gage Street									
302 South Hickory City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code								
Blue Hill NE 68930 Phone Number	Phone Number Is the grantee a 501(c)(3) organiza	tion? Yes No								
402 469 2876 Email Address n/a	Email Address Is the grantee a 509(a) foun	dation? Yes No								
7 Property Classification Number. Check one box in categories A and B. Check C if	The state of the s									
) Property Type	(C)								
Improved	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home								
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☑ Commercial ☐ Recreational	Williela ilitelesis-rioudeling									
	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other								
Cemetery Death Certificate – Transfer on Death Executor Mi	neral									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tructor Trust Partition Satisfaction of Contract Ott	insfer on Death Istee to Beneficiary her (Explain)								
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)								
	Partnership, or LLC Self Othe and Grandchild Spouse	er								
14 What is the current market value of the real property? \$60,860	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)								
16 Does this conveyance divide a current parcel of land? V Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name								
18 Address of Property 546 W Gage St Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Sexempt	hould be Sent								
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.) All That part of Lots 27 and 26, and the East 1.5 fe	et of Lot 25, in Block 9, Original Town	of Rive Hill								
Webster County, Nebraska		or blue ring								
		or blue till,								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed		0,00 0,00								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction		· · · · · · · · · · · · · · · · · · ·								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	instructions) 22 \$	· · · · · · · · · · · · · · · · · · ·								
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								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 23 \$ 24 \$ \$ 24 \$ \$ \$ \$ \$ \$ \$ \$ \$	0,00 f 								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 23 \$ 24 \$ \$ 24 \$ \$ \$ \$ \$ \$ \$ \$ \$	0,00 1 0,00								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 23 \$ 23 \$ 24 \$ n number 25 ent and that it is, to the best of my knowledge and belief, true, ∞	0,00 1 0,00								
Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 23 \$ 24 \$ \$ 24 \$ \$ \$ \$ \$ \$ \$ \$ \$	0,00 1 0,00								
21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O	instructions) 22 \$ instructions) 23 \$ 24 \$ n number \(\frac{25}{\text{s}} \) ent and that it is, to the best of my knowledge and belief, true, \(\infty \) Title Title	0,00 1 0,00								
21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	instructions) 22 \$ 23 \$ 24 \$ n number 25 ent and that it is, to the best of my knowledge and belief, true, ∞ Title	0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,0								

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 14 day of April A.D., 20 23, at 11'47 o'clock A.M. Recorded in Book 223	BOOK <u>2023</u> PAGE 777
on Page 777	NEBRASKA DOCUMENTARY STAMP TAX
Abby Harig County Clerk 10.00 Lo Deputy	Date <u>4-14-23</u>
IndCompAssessorCarded	\$500001 \$25By KA
Return to: Blue Hill Treasure Trove 546 W Gage Street Blue Hill, NE 68930 QUITCLAIM DEED	
Blue Hill Community Foundation, a Nebraska Nonprofit Corporation,	Grantor, for no
consideration, conveys to Grantee, Blue Hill Treasure Trove, Inc. a Ne	braska Nonprofit
Corporation, the following described real estate (as defined in Neb. Re-	v. Stat. 76-201):
All that part of Lots 27 and 26, and the East 1.5 feet of Lot 25, in Block Hill, Webster County, Nebraska Executed April 11th, 2023. Blue Hill Community Foundation, a Nebraska Nonprofit Corporation President BY. Tyson Jordening, President BY: Danece Meyer, Secretary	k 9, Original Town of Blue
STATE OF NEBRASKA) ss. COUNTY OF The foregoing instrument was acknowledged before me on by Tyson Jordening, President of Blue Hill Community Foundation, a Corporation. SENERAL NOTARY - State of Nebraska COURTINEY HANSEN My Comm. Exp. May 5, 2026 Notary Public	aw

STATE OF NEBRASKA

COUNTY OF

)) ss.)

The foregoing instrument was acknowledged before me on April 11th , 2023 by Danece Meyer, Secretary of Blue Hill Community Foundation, a Nebraska Nonprofit Corporation.

GENERAL NOTARY - State of Nebraska COURTINEY HANSEN My Comm. Exp. May 5, 2026

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Pa	ge	5	Sale Date	School District Code											
91	20	23	77	8	4/	14/2023	Base:	Base: 91-0074 Affiliated: Unified:										
Location	ID	Sale	Numbe	r	Useabil	ity & Code #						Parc	el N	lumber				
0003270	000		119		1 GeoCde Twi						Se	ct (ert	Subdiv	Ar	ea	BIk	Parcel
	D	ate of S	ale Asse	ssed V	I Value 4					00 0			0	20035			003	0000
Land	I	Imp	roveme	nts		Total	Dat	Date of Sale Property Classification Code										
2	,390		108,	695		111,085	Status		Prope	operty Type Zoning Lo				Locatio	Location City Size			Parcel Size
Assessor Lo	cation:	BLUE	HILL	(BH)		A) 1]	B)	01		C)	1	D) 1	I	Ε)	6	F) 1
			7			Residentia	I	*****		**				Comme	rcial	į	<u></u>	
	Mul	tiple Im	proveme	nts: M	ultiple. Im	provements.:			Mı	ultiple.	Impr	rovemen	ts. :					
		Constr	uction D	ate: C	onstruction	Date: 19	05		Co	onstruct	ion I	Date:						
			Flo	or: Fl	oor Sq. Ft.	1,3	85		Flo	oor Sq.	Ft. :							
		Buildir	ıg Cost N	ew: C	ost:	144,5	55		Co	ost:								
Single Family	Style:	104		R	esidentia	l Condition: 3	0		Co	omme	rcia	l Occu	pane	cy Code:				
(100) 🗆 Mo	bile Hon	ne		(10) 🗆	Worn Out			Pri	imary:			Ot	her1:		C	Other2:	
(101) 🗆 On	e Story			(2	20) 🗆	Badly Worn			Co	omme	rcia	l Cons	truc	tion Class	:			
(102) 🗆 Tw	o Story			(3	30) 🗷	Average			(1) 🗆	Fi	гергоо	f Str	uctural Ste	eel Fra	ame		
(103) 🗆 Spl	lit Level			(4	40) 🗆	Good			(2	2) 🗆	Re	einforc	ed C	oncrete F	rame			
(104) 🗷 11				(:	50) 🗆	Very Good			(:	3) 🗆	M	asonry	Bea	ring Walls	3			
(111) 🗆 Bi-				(6	50) 🗆	Excellent			(4	4) 🗆	W	ood or	Stee	el Framed	Ext.	Wall	s	
(106) 🗆 Ott	ner								(:	(5) Metal Frame and Walls								
Townhouse o		Style:		R	esidentia	I Quality: 30			(6) 🗆	Po	ole Fran	ne					
(301) 🗆 On				- 	10) 🗆	Low			+	ost Ra					Con			
(302) Tw	<u>.</u>			- `	20) 🗆	Fair				0) 🗆					(10)		Worn	
(307) 🗆 11					30) 🗷	Average			_			verage			(20)		Badly	•
(308) □ Sp1					40) 🗆	Good						bove A	vera	ge	(30)		<u>`</u>	ge
(309) 🗆 2 1.				- -	50) 🗆	Very Good			(4	10) 🗆	Hi	igh			(40)		Good	
(304) □ On				- (0	50) 🗆	Excellent			-						(50)		Very (
(305) 🗆 Tw	o Story I	Jupiex					* · · · · · · · · · · · · · · · · · · ·								(60)		Excell	ent
Assessor's								-										
Assessor Co	omment	s and F	Reason fo	or Adj	ustment	•												
WD																		
																		
Comments	from						• • •	Cor	ımen	ıts:		-			•			
000327								COH										
						*												
									-								(Conti	inue on back)

Real Estate Transfer Statement

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

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

FORM 521

The deed	will not be recorded unle	ess this stateme	ent is signed and iter	ns 1-25	are accurately cor	mpleter	i,			$\neg \neg$			
	2 County Number	u cantonio	3 Date of Sale/Transfer 4 Date of Deed										
Webster	91		Mo. 4_ Day	14	Y623	Mo	4 Day	4	Yr20:	23_			
5 Grantor's Name, Address, and Teleph	one (Please Print)		6 Grantee's Name,	Addres	s, and Telephone	(Pleas	e Print)						
Grantor's Name (Seller)			Grantee's Name (Bu	yer)									
Stacey Goodrich and Cinda Goodrich			Jaden Baker Street or Other Mailin	na Addro									
Street or Other Mailing Address PO Box 598			218 West Gage St	~		01-1-			71- 0-4				
City Tecumseh	State NE	Zip Code 68450	City State Zip Code Blue Hill NE 68930										
Telephone Number (402) 335-7367		Phone Number 402-297-6519		is the grantee a 501 if Yes, is the grante					No No				
Email Address sgoodrich75@icloud.com		Email Address jadenjbaker@gmail.com											
7 Property Classification Number. Check	one box in categories A a	nd B. Check C if	f property is also a m	obile h	ome.								
(A) Status		(B) Property Type						(C)				
Improved	Industrial Agricultura Recreation	Mineral Interests- Mineral Interests-			State A Exempt	ssessed		Mobile h	lome				
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff 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 (IRC § 1031 Exchange) by buyer or seller?	Auction Ease	ment Gift	closure		st Revocable Tru Sale Satisfaction o		Trus		Beneficiar	y 			
11 Was ownership transferred in full? (If No, explain the division.) Yes No No Yes No No No No No No No N													
13 Was the transfer between relatives, or if to	a trustee, are the trustor and	-	-	the app		i	Other						
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 re \$125,000.00			· · · · · · · · · · · · · · · · · · ·		sumed? (If Yes, state		nount and Int	erest ra		%			
16 Does this conveyance divide a current par	cel of land?		17 Was transfer	through	a real estate agent	oratiitle X Yes	company? (If Yes, i					
18 Address of Property 218 West Gage Street Blue Hill, NE 68930			19 Name and Address of Person to Whom Tax Statement Should be Sent Jaden Baker 218 West Gage Street Physikit Nic Senson										
18a No address assigned 18b	Vacant Land		Blue Hill, NE 68930										
20 Legal Description The South 79 feet of Lots 7 and 8, I County, Nebraska.	Block 3, Grussel's a/k	/a Grussel's S	Subdivision of Ro	her's A	ddition to the V	fillage	of Blue H	ili, We	bster				
21 If agricultural, list total number of acres	hillist					an l	\$	1	25,000	lna			
22 Total purchase price, including any lia23 Was non-real property included in the			dollar amount and			22	\$	•					
24 Adjusted purchase price paid for real		•			•	2 44 4 1 1 4	\$	1	25,000	00			
25 If this transfer is exempt from the doct	•				•	<u> </u>				•			
Under penalties of law, correct, and that I am duly at	I declare that I have examinationized to sign this statem		and that it is, to the b	est of m	y knowledge and bel	lief, true	, complete, a	and					
Jaden Baker Print or Type Name of Gra	ntee or Authorized Represe	ariteto						97-651	9				
sign MAL	neo di ridulonizza reprodo	110470					£ 1	ii i	าว				
here Signature of Grantee or Au	thorized Representative		Grantee Title				Date	<u> </u>	/ 3	<u> </u>			
	Re	gister of Deed	s' Use Only				Fo	r Dent	. Use Or	าไซ			
26 Date Deed Recorded	27 Value of Stamp or Exe		28 Recording Data				'			3			
Mo. 4 Day 14 Yr. 23	\$ 281.25	•	BK aca	3 Pa	ארד								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 95	2-	m 725	70)	., . 5	A	uthorized	by Neb. Rev.	Stat. §§	76-214, 77-	-1327 (2)			
1 Auri No. 20-202-2000 10-2020 KeA. 20betseges 3p	Grantee - Rétain	a copy of this d	ocument for your re		11.EQ ANA 3	04 05	Dool: 0		Daga 7	70			

	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE	
Index Computer Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date: 04/14/23 \$ 281.25 By KO	Bk 2023, Pg 778 State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of April A.D., 2023, at 11:58 o'clock AM. Recorded in Book 2023 on Page 778 County Clerk Fee: \$10.00 By: KO Deputy Electronically Recorded
	WARRANTY DEED	
	Stacey Goodrich and Cinda Goodrich, a married couple, GRANTOR, in coother good and valuable consideration received from Jaden Baker, a single conveys to GRANTEE the following described real estate (as defined in Neb. The South 79 feet of Lots 7 and 8, Block 3, Grussel's a/k/a Grussel's Rober's Addition to the Village of Blue Hill, Webster County, Nebra	e person, GRANTEE, hereby Rev. Stat. 76-201): Subdivision of
	GRANTOR covenant with GRANTEE that GRANTOR:	
	 is lawfully seized of such real estate and that it is fre encumbrances, liens, easements and restrictions of record; 	e from encumbrances, except
	(2) has legal power and lawful authority to convey the same; an	đ
	(3) warrants and will defend title to the real estate against the la	wful claims of all persons.
	Dated 4/4/23 Albert 4/00 Stacey Goodsich Cinda Goodrich	Soodure L

STATE OF NEBRASKA)
COUNTY OF LANCASTER)
SS.

GENERAL NOTARY - State of Nebraska A MARIA SVOBODA My Comm. Exp. May 7, 2026

The foregoing instrument was acknowledged before me this _by Stacey Goodrich and Cinda Goodrich, a married couple.

Notary Public

GI0003380

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date				S	chool	District Code					
91	20	23	800		4/1	7/2023	Base: 9	91-0	0002	Aff	iliated	l:		Un	fied:		
Location	ID	Sale	Number	τ	Jseabilit	y & Code#					Parc	el N	Vumber				
0001263	300	:	120		1		GeoCde	Twr	ı Rng	Se	ct (2rt	Subdiv	Area	Blk	Par	rcel
	D	ate of S	ale Assessed	l Va	lue		4371			0	0	0	10020		010	00	00
Land		Imp	orovements		1	[otal			Date of Sale Property Classification Code								
	905		35,110	0		36,015	Status	P	roperty Ty	roperty Type Zoning Locatio					City Size		el Size
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	B)	01		C)	1	D) 1	E)	6	F)	1
						Residential							Commer	cial			
	Mul	tiple Im	provements:	Mul	ltiple. Impr				Multiple.	Impi	rovemer	ıts.:					
		Constr	uction Date:	Cor	struction D				Construc	tion I	Date:						
					or Sq. Ft. :		92		Floor Sq.	Ft. :							
Building Cost Nev					it:	113,7	10		Cost:								
Single Family Style: 101					sidential (Condition: 2	0		Comme	rcia	l Occu	pano	cy Code:				
(100) 🗆 Mobile Home)) 🗆 V	Vorn Out			Primary	:		Ot	her1:		Other2:		
(101) 🗷 On	e Story			(20)) 🗷 E	adly Worn			Commercial Construction Class:								
(102) 🗆 Tw	o Story			(30)) 🗆 A	verage			(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	it Level			(40)) 🗆 (ood			(2) □] R	einforc	ed C	oncrete Fr	ame			
(104) 🗆 11.	/2 Story			(50)	ery Good	(3) Masonry Bearing Walls										
(111) □ Bi-	Level			(60)) 🗆 E	xcellent			(4)	1 W	ood o	Stee	el Framed 1	Ext. W	alls		
(106) □ Ott	ner								(5)] M	letal Fr	ame	and Walls				
Townhouse o	r Duplez	Style:		Residential Quality: 30					(6) E	Po	ole Fra	me					
(301) 🗆 On	e Story			(10)) 🗆 L	ow			Cost Ra	nk:			•	Condi	ion:		
(302) 🗆 Tw				_	<u> </u>	air			(10) □	L	ow			` /	Worn		
(307) 🗆 11.				(30		verage			(20) □] Badly		
(308) 🗆 Spl				(40		Good					bove A	vera	ge i	<u>`</u>] Avera		
(309) 🗆 21.				(50		ery Good			(40) □	I H	igh			` _	Good		
(304) 🗆 On				(60)) 🗆 E	xcellent									l Very		
(305) □ Tw	o Story I	Duplex	· · · · · · · · · · · · · · · · · · ·			- 44 11 1 1 1								(60) E] Excel	ent	• • • •
			t to Sale P			-):											
	omment	s and F	Reason for A	dju	stment:												
WD			· · · · · · · · · · · · · · · · · · ·														
									-								
Comments	from							~am=	nents:								
000126								СОШІ	псию.								
										-							
				_											(Cont	inue on	back)

Real Estate Transfer Statement **FORM** Good Life, Great Service To be filed with the Register of Deeds. Read instructions on reverse side. 521 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 We bate Select County & County Number Mo. 4 Day _ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Street or Other Mailing Addr City Phone Number Phone Number Is the grantee a 501(c)(3) organization? X No X No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) **⋈** Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee ☐ Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes No. Court Decree Grantor Trust Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$2105 16 Does this conveyance divide a current parcel of land Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **▼** No No. 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N Webster St. id Keiman Red Cloud NE 108970 Seward Ked 18a No address assigned 18b Vacant land 20 Legal Description Lots 13 + 14 Block 10 Smith + Moorels Addition Red Cloud 21 If agricultural, list total number of acres 0 22 Total purchase price, including any liabilities assumed 22 20.000 23 0100 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. Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 200 00 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

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

L20

NEBRASKA

a es Nobrask	BOOK <u>aOa3</u> PAG
State of Nebrask County of Webst	Entered on the end filed for record in the
Clerk's office of	said county tills 19:02
o'clock A.M. on Page XOD Oblocy 38.00	Recorded in Book 2023 NEBRASKA DOCUMENTARY STAMP TAX Date 4-17-23 \$ 45.00 By 6 D
IndComp_	Assessor Carded By A D
19	irsten Hamik 9067 W 61st Ave olden CO 80403 WARRANTY DEED
"(MICHAEL CLARK, "Grantor," in consideration of the sum of Twenty Thousand Dollars \$20,000.00.00), and other valuable consideration, received from KIRSTEN KELSEY HAMIK, Grantee," conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. 76-201):
	Lots Thirteen (13) and Fourteen (14), Block Ten (10), Smith and Moore's Addition to Red Cloud, as surveyed, platted and recorded in Webster County, Nebraska.
	Grantor covenants with Grantee that:
	 Grantor is lawfully seised of such real estate and that it is free from encumbrances, except easements and covenants of record and use, and restrictions now of record;
	II. Grantor has legal power and lawful authority to convey the same;
	III. Grantor warrants and will defend title to the real estate against the lawful claims of all persons.
	Executed this H day of Arr. , 2023.
	Michael Clark, Grantor
S	TATE OF NEBRASKA)) SS:
C	OUNTY OF DUNDY)
-	The foregoing Warranty Deed was acknowledged before me this 14 day of , 2022, by Michael Clark, Grantor.
	State of Nabracka, Ganard Notary Public Notary Public
	State of Nebraska – General Notary Notary Public U DIANE L ROSENFELT My Commission Expires August 3, 2024

investigation, and not upon any warranty or representation of condition by Seller. Buyer understands and acknowledges that she is buying the Real Estate "as is."

- 17. <u>Risk of Loss</u>. Risk of loss or damage to the Real Estate being sold hereunder shall remain with the Seller until the date that the Buyer is entitled to possession of said property, being the time of closing, and shall thereafter pass to and be assumed by the Buyer.
- 18. <u>Notices</u>. All notices provide for or permitted to be given under this agreement shall be deemed to have been given only if in writing and effective when deposited in the United States mail, properly stamped, by certified mail, and addressed as follows:

a. If to Seller:

Michael E. Clark

P.O. Box 563 Benkelman, NE

69021

b. If to Buyers:

Kirsten Kelsey Hamik

19067 W 61st Ave.

Golden, CO 80403

If mailed in accordance with this Paragraph, notice or mailing shall be effective when deposited in the United States mail.

- 19. Entire Agreement. This Agreement constitutes the entire agreement between the parties covering everything agreed upon or understood in the transaction. There are no oral promises, conditions, representations, understandings, interpretations, or terms of any kind as conditions or inducements to the execution hereof or in effect between Buyers and Sellers except as expressed in this Agreement. No change or addition shall be made to this Agreement except by a written document signed by all parties hereto.
- 20. <u>Paragraph Headings</u>. The paragraph headings in this Agreement are inserted only for the purpose of convenient reference, and in no way define, limit, or prescribe the scope or intent of any provision or part of this Agreement.
- 21. <u>Applicable Law</u>. This Agreement, and each and every document related to this Agreement, shall be governed by and be construed in accordance with the laws of the State of Nebraska.
- 22. <u>Binding Effect</u>. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective heirs, personal representatives, successors and assigns.
- 23. <u>Multiple Parts</u>. This Agreement may be executed in multiple parts by the Parties. Each executed shall constitute an original document.

IN WITNESS WHERELIF Seller and Expertance executed this Agreement as of the

SULLER:

BUYER:

Michael E. Clark

Kirston Kelson Hassell

STATE OF NEBRASKA

158

COUNTEY OF DISKOY

The foregoing instrument was acknowledged before me this day of 1824 1805, by Wichael E. Clark, Sellen

Name Patrix

na Fran Colorasio

- 2 m3 6,4 - **mag**ra**n**

The Burganne miscounced less arbuneledized before me this 2 day of while we succeed Kareto Kebari Lang. Burge.

Ulndy Baker Violety trubber

WENDY BAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094041991

MY COMMISSION EXPIRES DECEMBER 22, 2022

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date				S	choo	ol Dis	tric	ct Code)					
91	20	23	816		4/1	4/2023	Base: 9	91-0	074	Aff	iliate	ed:			Uni	fied:	A			
Location	Ю	Sale	Number	U	seabilit	y & Code #					Pa	rcel N	Vun	nber						
0003246	500		121		1		GeoCde	Twn	Rng	Se	ct	Qrt	Sı	ubdiv	Area	Blk	P	arcel		
	D	ate of S	ale Assessed	Val	lue		4133			0	0	0	20	0030		003	00	000		
Land		Imp	rovements		-	[otal]	Date of Sale Property Clas						assification Code					
8	,515		189,350)		197,865	Status	Pı	roperty Type Zoning Loc					Location	Ci	y Size	Parc	el Size		
Assessor Lo	cation:	BLUE	HILL (B	3H)			A) 1	B)	01		0)	1	Г	D) 1	E)	6	F)	3		
						Residential							Co	ommer	cial					
	Mul	ltiple Im	provements:	Mult	tiple. Impr	ovements. :			Multiple	. Impr	ovem	ents.:								
	· · · · · ·	Constr	uction Date:	Cons	struction D				Constru	ction I	Date:									
			Floor:	Floo	r Sq. Ft. :	2,1			Floor S	Į. Ft. :										
		Buildin	g Cost New:	Cost	::	305,6	40		Cost:							• • •				
Single Family	Style:	102		Res	idential	Condition: 3!	5		Comm	ercia	l Occ	upan	cy C	Code:						
(100) 🗆 Mo	bile Hor	ne		(10)) 🗆 V	Vorn Out			Primar	у:		Ot	her1	1:		Other2:				
(101) 🗆 On	e Story			(20)) 🗆 E	adly Worn			Comm	ercia	l Con	ıstruc	tion	ı Class:						
(102) 🗷 Tw	o Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame											
(103) 🗆 Spl	it Level			(40)) 🗷 🤇	food			(2)	□ Re	einfor	rced C	one	rete Fra	me					
(104) 🗆 11.	/2 Story			(50)	7 🗆 (ery Good			(3) Masonry Bearing Walls											
(111) □ Bi-	Level			(60)) 🗆 E	xcellent			(4)	□ W	ood o	or Ste	el Fr	ramed E	xt. Wa	lls				
(106) □ Oth	ner								(5)	□ M	etal F	rame	and	Walls						
Townhouse o		x Style:	-			Quality: 50			(6)	□ Po	ole Fr	ame								
(301) 🗆 On				(10)	<u></u>	ow			Cost R	ank:	·····			(Conditi	on:				
(302) 🗆 Tw						air			(10) l					(Worn				
(307) 🗆 11				(30)		verage			(20) I					· · · · · ·		Badly		l		
(308) □ Spl				(40)		lood			(30) I			Avera	ge	`		Avera	ge			
(309) 🗆 2 1/				(50)		ery Good			(40) I] Hi	igh					Good				
(304) 🗆 On				(60)) 🗆 E	xcellent								·		Very				
(305) □ Tw	o Story I	Duplex				*								(60) L	Excell	ent			
			t to Sale Pi		`	-):														
	omment	ts and R	leason for A	djus	stment:															
JTWD																				
Comments	from				1.1.			Comn	nents:			· · · · · · · · · · · · ·								
000324																				
																(Cont	inue or	ı back)		

NEBRASKA

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

	it is signed and items i 25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 04 Day 14 Yr. 2023 4 Date of Deed Mo. 04 Day 14 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) City of Blue Hill	Grantee's Name (Buyer) Gregory W. & Katrina M. Brenn	
Street or Other Mailing Address 517 W Gage St, PO Box 277	Street or Other Mailing Address PO Box 284	
City State Zip Code Blue Hill NE 68930	Bido i iii	930
Phone Number (402) 756-2056		No No
Email Address cityofbluehill@gmail.com	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C i		
V 7) Property Type (C)	
✓ Improved ✓ Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile F Mineral Interests-Producing Exempt	iome
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Gift	iosure	
11 Was ownership transferred in full? (If No, explain the division.) Yes No	Ves NoNo	
	Partnership, or LLC Self Other and Grandchild Spouse	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$900		
16 Does this conveyance divide a current parcel of land? ☑ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the r of the agent or title company contact.) Yes	No No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a 🗾 No address assigned 18b 🗌 Vacant land		
20 Legal Description (Attach additional pages, if needed.)	1	
see attached 21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		
23 Was non-real property included in the purchase?	\$ 500.	<u> </u>
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	L=	
correct, and that I am duly authorized to sign this statement. Gregory W. & Katrina M. Brenn	ent and that it is, to the best of my knowledge and belief, true, complete, and	
Print or Type Name of Grantee or Authorized Representative	Grantees Phone Number	
here Signature of Grantee or Authorized Representative	Title Date	<u>13</u>
Register of Deed's Use O	nly For Dept. Use O)nly
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 2.25	BK2023 Pg 816	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1	327(2)

2023-00393

TRACT DESCRIPTION

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, ON 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, ON THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 134.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 3 AND ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF A 20 FT. ALLEY; THENCE S89°44'27"W, ALONG AN EXTENSION OF SAID NORTH RIGHT OF WAY LINE OF A 20 FT ALLEY, A DISTANCE OF 49.33 FEET; THENCE N00°12'06"E A DISTANCE OF 134.87 FEET TO 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, ON SAID NORTH LINE OF THE SW1/4 AND SAID SOUTH RIGHT OF WAY LINE OF YORK STREET; A DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6657.64 SQUARE FEET OR 0.153 ACRES MORE OR LESS.

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 O day of AVII A.D., 20 23, at 6 50 o'clock A.M. Recorded in Book 2023 on Page 816-818

Ubbert France, County Clerk 22-00 A Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-20-23
S 2.25 By QS

JOINT TENANCY WARRANTY DEED

CITY OF BLUE HILL, a Nebraska Municipality, Grantor, in consideration of \$500.00 received from Grantees, GREGORY W. BRENN and KATRINA M. BRENN, husband and wife, coveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

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, ON 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, ON THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 134.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 3 AND ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF A 20 FT. ALLEY; THENCE S89°44'27"W, ALONG AN EXTENSION OF SAID NORTH RIGHT OF WAY LINE OF A 20 FT ALLEY, A DISTANCE OF 49.33 FEET; THENCE N00°12'06"E A DISTANCE OF 134.87 FEET TO 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, ON SAID NORTH LINE OF THE SW1/4 AND SAID SOUTH RIGHT OF WAY LINE OF YORK STREET, A DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6657.64 SQUARE FEET OR 0.153 ACRES MORE OR LESS.

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

- is lawfully seized of such real estate and that it is free from encumbrances except 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: April 4 ,2023

CITY OF BLUE HILL

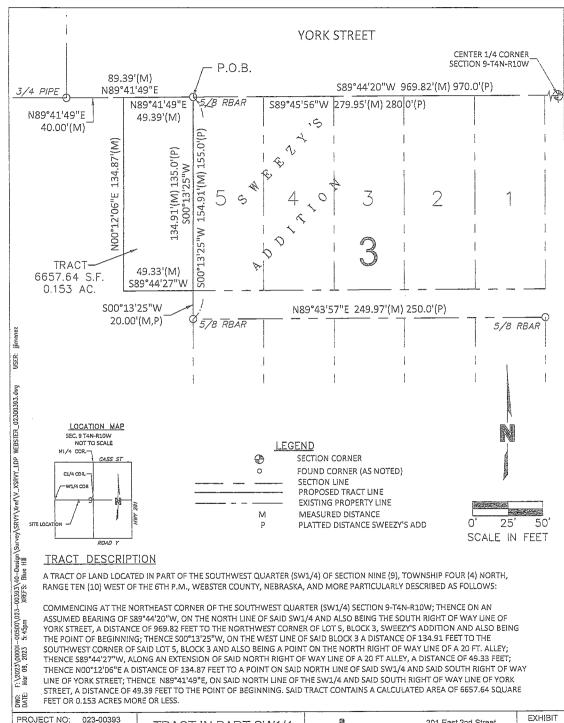
STATE OF NEBRASKA) ss COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 14, 2023, by Tricia Allen, City Clerk/Treasurer of City of Blue Hill, a Nebraska Municipality.

Comm. Expires Lee 2, 2023

Notary Public

General Notary - State of Nebraska LORI D. MEENTS My Comm. Exp. Dec. 2, 2023.



PROJEC	T NO:	023-00393
DRAWN	BY:	JMJ
DATE:	2023.0	3.09

TRACT IN PART SW1/4 SECTION 9-T4N-R10W

olsson

201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 EXHIBIT 1

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date				S	chool Dis	trict Cod	е			
91	20	23	820	4/22	/2023	Base:	65-00	05	Affi	liated:		Unit	ied:		
Location	ID	Sale	Number	Useability	& Code#		***			Parcel I	Number				
0013104	101		122	4	05	GeoCde	Twn	Rng	Se	et Qrt	Subdiv	Area	Parcel		
- 100 c c c	D	ate of S	ale Assessed	Value		0000			0	0	00000	1	000	0000	
Land		Imp	provements	To	otal		D	ate of	Sale	Propert	y Classific	ation (
811	,245			8	311,245	Status	Pro	perty Ty	уре	Zoning	Location	ı Cit	Parcel Size		
		Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG		<u> </u>	ACRES:	VAI	LUE:		LCG			ACI	RES:		VAL	UE:	
IRRIGATE					<u></u>	GF	RASSLA	ND 1	G1		34.090		47,730		
	1.A								1G	4	17.810			66,935	
	2A1							2	G1		7.990		11,185		
	2A								2G						
	3A1							3	Gl						
	3A								3G						
	4A1					,		4	G1						
	4A	1							4G						
DRYLANI		1	127.930	1	332,620	:	Shelterb								
	1D	 	67.290	-	L74,950			Accreti	ion						
	2D1		3.680		9,570			Wa	-		5.530			2,765	
	2D 3D1		36.390		83,155 27,945	ACI	AND	Oti	-	2"	76.310	<u> </u>		11,245	
	3D1		12.230		21,343	AGL	AND	Ros	-	٠ .	8.890			11,240	
	4D1						1	Farm Si	$-\vdash$		J. J.J.				
	4D1	 	33.370		54,390			ome Si	-						
2000					, -			Recreati	-						
Γ	wellings	340000000000000000000000000000000000000			<u> </u>			Ot1							
	ouildings	 				No	n-AG				8.890				
			t to Sala Dri							onturo	***				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JOINT TENANCY TRUSTEE'S DEED; BETWEEN GRANDPAREN	T & GRANDCHILD

Comments from Comm	nents:
001310401 001310300 001310900	
	(Continue on back)

NEBRASKA

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

3 Date of Sale/Transfer

Mo. 04 Day 22 Yr.

122

Mo.__04

Day

FORM **521**

Good Life. Great Service.

1 County Name

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.

2 County Number

WEBSTER - 91

6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) Daniel E Alber, Jr Bonnie Himmelberg, Trustee Street or Other Mailing Address PO Box 146 Street or Other Mailing Address 2228 ROAD S Zip Code 68930 Zip Code 68957 City Blue Hill NE Láwrence Phone Number √ No √ No Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (8) Property Type (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Improved Mineral Interests-Producing Exempt √ Agricultural ✓ Unimproved Multi-Family Recreational Commercial Partition Sheriff Other Land Contract/Memo 8 Type of Deed Distribution Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim √ Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Transfer on Death Inrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Life Estate √ Sale Auction Easement Gift ☐ Buyer Other (Explain) Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No √ Yes √ 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.) Other . Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** No \$ 499,538.00 \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16. Coes this conveyance divide a current parcel of land? of the agent or title company contact.) Yes X Ye∮ √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 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 agres transferred in this transaction 22 23 Was non-real property included in the purchase? Yes X No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Daniel E. Alber, Jr Print or Type Name of Grantee or Authorized Representative sign Grantee Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 24 Yr. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this document for your records.

20. Legal Description

The Northeast Quarter (NE¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

A tract of land located in the Southeast Quarter (SE¼) of Section 22, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 22, this being the Point of Beginning; thence N89°35′54″W, on the North line of said Southeast Quarter, a distance of 1122.63 feet; thence S22° 27′ 41″W, a distance of 252.00 feet; thence S57°21′54″W, a distance of 284.50 feet; thence S48°18′46″W, a distance of 61.50 feet; thence S29°36′25″W, a distance of 83.00 feet; thence S16°19′17″W, a distance of 95.00 feet; thence S89°46′18″W, a distance of 146.00 feet; thence S51°02′51″W, a distance of 37.00 feet; thence S89°46′18″W, a distance of 149.00 feet; thence S00°18′37″E, a distance of 775.00 feet; thence N89°29′41″E, a distance of 317.00 feet; thence S02°21′43″E, a distance of 373.00 feet; thence S50°36′06″E, a distance of 196.00 feet; thence S89°12′ 17″E, a distance of 809.00 feet; thence N02°09′34″W, a distance of 681.00 feet; thence N88° 21′35″E, for a distance of 39.00 feet; thence N00°37′16″E, a distance of 681.00 feet; thence N80°40′51″E, a distance of 436.00 feet; thence N00°06′23″E, a distance of 1222.00 feet to the Point of Beginning, less county right-of-way.

Index Computer		NEBRASKA DOCUMENTARY STAMP TAX
Assessor Carded		Date: 04/24/23

AMP TAX e: 04/24/23 \$1125.00 By AS

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the

Bk 2023, Pg 820

Clerk's office of said county this 24 day of April A.D., 2023, at 02:56 o'clock PM. Recorded in Book 2023 on Pages 820-821

JirollysettA

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Return to: John Hodge, Attorney, 155 S Main St/PO Box 385 Nelson, NE 68961

JOINT TENANCY TRUSTEE'S DEED

BONNIE HIMMELBERG, Trustee of the DONALD HIMMELBERG AND BONNIE HIMMELBERG REVOCABLE LIVING TRUST Agreement dated September 26, 2007, GRANTOR, in consideration of One Dollar and other valuable Consideration (\$1.00) and other valuable consideration, received from GRANTEES, DANIEL EDGAR ALBER, JR., conveys to GRANTEES, as Joint Tenants with Rights of Survivorship, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT A

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

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

Executed: April 22, 2023

Donald Himmelberg and Bonnie Himmelberg Revocable Trust

Bonnie Himmelberg

STATE OF NEBRASKA

iss.

COUNTY-OF NUCKOLLS

The foregoing Warranty Deed was acknowledged before me on April 22, 2023 by Bonnie Himmelberg, Trustee of the Donald Himmelberg and Bonnie Himmelberg Revocable Trust dated September 26, 2007.

General Notary - State of Nebraska JOHN VOYLE HODGE My Comm. Exp. July 11, 2025

(SEAL)

My Commission Expires:

EXHIBIT "A"

The Northeast Quarter (NE¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Twenty-three (23), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

A tract of land located in the Southeast Quarter (SE1/4) of Section 22, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 22, this being the Point of Beginning; thence N89°35'54"W, on the North line of said Southeast Quarter, a distance of 1122.63 feet; thence S22° 27' 41"W, a distance of 252.00 feet; thence S57°21'54"W, a distance of 284.50 feet; thence S48°18'46"W, a distance of 61.50 feet; thence S29°36'25"W, a distance of 83.00 feet; thence S16°19'17"W, a distance of 95.00 feet; thence S8°51'21"W, a distance of 146.00 feet; thence S51°02'51"W, a distance of 37.00 feet, thence S89°46'18"W, a distance of 149.00 feet; thence S00°18'37"E, a distance of 775.00 feet; thence N89°29'41"E, a distance of 317.00 feet; thence S02°21'43"E, a distance of 373.00 feet; thence S50°36'06"E, a distance of 196.00 feet; thence S89°12' 17"E, a distance of 809.00 feet; thence $N02^{\circ}09'34"W$, a distance of 56.00 feet; thence $N88^{\circ}$ 21'35"E, for a distance of 39.00 feet; thence N00°37'16"E, a distance of 681.00 feet; thence N80°40'51"E, a distance of 436.00 feet; thence N00°06'23"E, a distance of 1222.00 feet to the Point of Beginning, less county right-of-way.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date School District Code															
91	20:	23	827		4/18/2023 Base: 91-0002 Affiliated: Unifie						fied:								
Location	ID	Sale	Number	Us	seability	& Code#					F	arcel l	Vumber						
0001632	200	-	123		1		GeoCde	Twi	ı Rn	g	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	Da	ate of S	ale Assessed	Valu	це		4371				00	0	10090		000	0000			
Land		Imp	provements		To	otal		Date of Sale Property Classification Co							Code				
1	,310		870	0 2,180 Status Pr			roperty	Тур	e _	Zoning	Location	ı Ci	y Size	Parcel Size					
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	B)	01 C) 1 D		D) 1	E)	6	F) 1					
						Residential			Commercial										
	Mul	tiple Im	provements:	Multi	ple. Improv	ements.:			Multip	le. I	mprove	ements.:							
		Constr	uction Date:	Const	truction Dat	e:			Constr	uctio	on Date	:							
			Floor:	Floor	Sq. Ft. :				Floor	Sq. F	řt. :								
		Buildin	ig Cost New:	Cost	:				Cost:										
Single Family			Resi	dential Co	ondition:				-	cial O		cy Code:							
(100) □ Mo	ne		(10)		orn Out			Prima				ther1:		Other2:					
(101) 🗆 On				(20)		dly Worn			1	Commercial Construction Class:									
(102) 🗆 Tw			(30)					(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spl				(40)					(2)				Concrete Fr	ame					
(104) 🗆 11/				(50)		ry Good			(3)				aring Walls		••				
(111) 🗆 Bi-l				(60) Excellent					(4)				el Framed 1	ext. Wa	lls				
(106) □ Oth									(5)				and Walls						
Townhouse of		Style:		Residential Quality:				(6) Pole Frame Cost Rank: Condition:											
(301) □ One	-										Low			-	on: Worn	O-+			
(302) Tw (307) 1 1				(20)		erage			(10)		Aver	ana			Badly				
(308) □ Spl				(40)					(30)			re Avera			Avera				
(309) 🗆 21/				(50)		ry Good		-	 		High			`	Good	5°			
(304) One		Juplex		(60)		cellent			()						Very	Good			
(305) Two				(24)			, ·							-	Excell				
1.77			t to Sale P	rice	(+ or -)	12								. ,					
1			Reason for A		`	-													
WD		-			-														
								_											

000163			W-94					Comi	ments:										
000103.	200												***						
																			
				_															
															(Cont	inue on back)			

Good Life. Great Service.

FORM

Real Estate Transfer Statement

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

521

The deed will not be recorded unless this statemen	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Md 9 Day 17 Yr. 2 Mo. 9 Day 17 Yr. 23
WEBSTER - 91	Md/7 Day / Yr. 2 Mo. 7 Day / Yr. 2 Day / Y
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)
Van Wey, kenneth and Deborah	Republican Valley Rentals, LLC
Street or Other Mailing Address 941 N Franklin St	Street or Other Mailing Address 742 N Chestnut St
City State Zip Code Red Cloud NE 68970	City State Zip Code NE 68970
Phone Number (402) 746-4483	Phone Number Is the grantee a 501(c)(3) organization? Yes No (520) 419-4899 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.
(A) Status (B) Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
	neral Quit Claim Warranty
kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes ☐ No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Sther Other Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$1,535	☐ Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
545 N Locust St	Republican Valley Rentals, LLC c/o Bradford and Andrea Frev
Red Cloud, NE 689770	742 N Chestnut St
18a No address assigned 18b Vacant land	Red Cloud, NE 68970
20 Legal Description (Attach additional pages, if needed.) Annex I	ot 25 to the City of Red Cloud, Webster County, Nebraska, which
ıs also k	nown as Lot Twenty-five (25) Annex Addition to Red Cloud by
Ordinan	ce, located in the Southwest Quarter (SW1/4) of Section 36,
21 If agricultural, list total number of acres transferred in this transaction — Nebraska	p 2 North, Range 11 West of the 6th P.M., Webster County,
INCUI dSK	
22 Total purchase price, including any liabilities assumed	4,500,00
Yes V 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)	\$ 4,500 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Kory J McCracken	(402) 746-3613
Print or Type Name of Grantee on Authorized Representative	Phone Number
sign	Attorney 4/18/2-3
here Signature of Grantee or Authorized Representative	Title Date /
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 22 Yr. 23 \$ 11.25 Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	Authorized by Neb. nev. Stat. 99 76-214, 77-1327(2)

800K 2003 PAGE 827

State of Nebraska Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>05</u> day of <u>Apri 1</u> A.D., 20<u>03</u>, at 11:28 o'clock A.M. Recorded in Book <u>003</u> on Page 807 County Clerk

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-25-23
\$_11-25 By K_0

WARRANTY DEED

Kenneth L. Van Wey and Debra K. Van Wey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Rentals, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Annex Lot 25 to the City of Red Cloud, Webster County, Nebraska, which is also known as Lot Twenty-five (25) Annex Addition to Red Cloud by Ordinance, located in the Southwest Quarter (SW¼) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 April 17, 2023.

Kenneth L. Van Wey

Debra K. Van Wey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 2023, by Kenneth L. Van Wey and Debra K. Van Wey, husband and wife.

Comm. expines My Comm. Exp. August 27, 2026

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	ok Page Sale Date School District Code														
91	20	23	851	3/20	/2023	Base: 0	1-01	23	Affil	iated:		Unified:					
Location	Ю	Sale	Number	Useability	& Code#					Parcel I	Tumber						
0020138	300		124	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Parcel				
	D	ate of S	ale Assessed	Value		4245	3	11	31	. 2	00000	1	000	9850			
Land		Imp	provements	To	otal	Date of Sale Property Classification Code											
743	,815			743,815	Status	Prop	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
	Irrigatio					A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG	LCG ACRES: VALUE:						LCG			ACI	ES:		VAL	UE:			
IRRIGATE	RRIGATED 1A1 38.700 210,530						ASSLA	ND 10	G1		5.040	:		7,055			
	1A		4.100		22,305			1	1G			•					
	2A1 8.10				44,065		· · · · · · · · · · · · · · · · · · ·	20	G1		0.400	56					
2A 47.			47.800	2	249,995			2	2G					-			
	3A1		10.000		49,900			30	G1								
	3A							3	3G								
	4A1							40	Gl								
	4A		23.100	1	15,270			2	4G								
DRYLANI	D 1D1		4.260		11,075	5	Shelterbe	lt/Timb	oer								
	1D		0.500		1,300	Accretion											
	2D1		4.860		12,635			Was	ste		0.940			265			
	2D		2.400		5,485			Oth	ıer								
	3D1 3.000 6,855				6,855	AG L	AND T	ГОТА	\mathbf{L}	15	7.200		7	43,815			
	3D						Roa	.ds		2.000							
	4D1					Farm Site			tes								
	4D		4.000		6,520	Home Sites			tes								
							R	ecreation	on								
	wellings							Oth	ег								
Outl	ouildings	,			20.00	Noi	ı-AG 🛚	ГОТА	\mathbf{L}		2.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER TO FAMILY LLC		
Comments from	Comments:	
002013800		
	(Continue	on back)

∂0138 (4650 Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statement		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 _▼	Mo. 03 Day 20 Yr. 2023 Mo. 03 Day	Yr
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Larry J Kosse & LuAnn M Kosse	Grantee's Name (Buyer) L & L Kosse Farms, LLC	
Street or Other Mailing Address PO Box 74	Street or Other Mailing Address PO Box 74	
City State Zip Code Campbell NE 68932	City State NE	Zip Code 68932
Phone Number (402) 756-8678	Phone Number (402) 756-8678 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	ation? Yes V No ndation? Yes V No
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)
✓ Improved Single Family Industrial ☐ Unimproved Multi-Family ✓ Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cernetery 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 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)		
11 Was ownership transferred in full? (If No, explain the division.) Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		
Yes 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ %		
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes No	of the agent or title company contact.) Yes	No
	19 Name and Address of Person to Whom the Tax Statement Should be Sent Larry J Kosse PO Box 74	
	Campbell, NE 68932	
20 Legal Description (Attach additional pages, if needed.)		
The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		0.00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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.		
James T. Blazek		_ (402) 496-3432
sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number 4/24/2023
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Only For Dept. Use Only		
26 Date Deed Recorded Mo. 4 Day 24 Yr. 23 \$ Examples 156	28 Recording Data BK 2023 Pa 951	
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)		



Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a members of the same family or a partnership or limit owned by members of the same family family, and all of the partnership or limited liability company are far the fourth degree of kindred?	ed liability company where all interest is shareholders of the corporation or members mily members related to one another within	Yes No
If No, is conveyance between two family entities wher owned by members of the same family and all owners within the fourth degree of kindred?	are family members related to one another	Yes No
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	k or interest is owned in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table b	elow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed M (see Table of Kind	
arry J. Kosse		
uAnn M. Kosse	Spouse	
	A Philippin	and the second
rantees (If entity, provide name of entity and list all members in table b	pelow. If individuals, list all in table below.)	11-111-11111-1
Members of Entity or Individuals	Relationship to First Listed M (see Table of Kind	
arry J. Kosse		
uAnn M. Kosse	Spouse	
enjamin J. Kosse	Son	
amuel J. Kosse	Son	
athan M. Kosse	Son	
details of the conveyance information described above.	ovided above is true, complete, and correct and that I am familiar emption is available for inspection at any time by the Nebraska D	
sign	Attorney	4/24/2023
here Granter or Granter Representative	Title Attorney	Date 4/24/2023

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

State of Nebraska Ss. County of Webster Ss. Entered on the numerical index and filed for record in the Clerk's office of said county this day
of Pri A.D., 2023, at 0:08 o'clock a M. Recorded in Book 2023 on Page 351
IndCompAssessorCarded
W
OVI KOSSE and I HANNIM KOSSE bu

NEBRASKA DOCUMENTARY STAMP TAX Date 4-26-23 \$ Exempt # Sp. By (1)

WARRANTY DEED

LARRY J. KOSSE and LUANN M. KOSSE, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from L & L KOSSE FARMS, LLC, a Nebraska Limited Liability Company, GRANTEE, convey to Grantce, the following described real estate:,

The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

(The above property is owned by Larry J. Kosse, individually. LuAnn M. Kosse is listed as a Grantor to comply with Nebraska Title Standards, however she claims no interest in the above-referenced property)

GRANTORS covenant, jointly and severally (if more than one), with GRANTEE that GRANTORS are 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 day of March

LARRY J. KOSSE, Grantor

LARRY J. KOSSE, Grantor

LUANN M. KOSSE, Grantor

STATE OF NEBRASKA

)

COUNTY OF Franklin

) ss.

The foregoing instrument was acknowledged before me on this 20 day of March 2014, by LARRY J. KOSSE and LUANN M. KOSSE, Grantors.

2023

GENERAL NOTARY - State of Nebraska
JENNIFER HIMMEL BERG
My Comm. Exp. October 21, 2026

Notary Public

Return to:

James T. Blazek
BLAZEK & GREGG, P.C., L.L.O.
11580 West Dodge Road
Omaha, Nebraska 68154
(402) 496-3432

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	,,.	Sa	le Date	School District Code											
91	20	23	852		4/2	5/2023	Base:	Base: 91-0002 Affiliated: Unified:										
Location	Ю	Sale	Number	1	Useability	& Code#	Parcel Number					,						
000140	600		125		1		GeoCde	Tw	n Rng	Se	ect (Qrt	Subdiv	A	Area	Blk	Pa	ırcel
	D	ate of S	ale Assesse	d Va	alue		4371			0	0	0	1002	5		007	00	00
Land	Į.	Imp	provements		1	otal			Date of	Sale	Prop	erty	Classi	icat	ion (Code		
1	,640		24,02	:5		25,665	Status	I	Property Ty	ре	Zon	ing	Locat	ion	City	y Size	Parce	el Size
Assessor Lo	cation:	RED	CLOUD (RC))		A) 1	В	3) 01		C)	1	D)]	-	E)	6	F)	2
					;	Residential					· · · · · · · · · · · · · · · · · · ·		Comm	erci	al			
	Mul	tiple Im	provements:	Mu	ıltiple. Impro	vements.:			Multiple	. Impi	roveme	nts.:						
		Const	ruction Date:	Co	nstruction D	ate: 19	15		Construc	tion I	Date:							
			Floor	Flo	oor Sq. Ft. :	8	85		Floor Sq	. Ft. :								
		Buildir	ng Cost New:	Co	st:	83,5	60		Cost:						·			
Single Family	y Style:	104		Re	esidential (ondition: 2)		Commo	ercia	l Occu	ıpan	cy Code:					
(100) 🗆 Mo				(1:	0) 🗆 W	orn Out			Primary	r:		Ot	ther1:		(Other2:		
(101) 🗆 On	e Story			(2	0) 医 B	adly Worn			Commo	ercia	l Cons	struc	tion Cla	ss:				
(102) 🗆 Tw	o Story		,	(3	0) 🗆 A	verage			(1)	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	lit Level			(40) □ Good					(2)	(2) Reinforced Concrete Frame								
(104) 🗷 11	/2 Story			(5	(50) 🗆 Very Good				(3)	(3) Masonry Bearing Walls								
(111) 🗆 Bi-	Level			(60) 🗆 Excellent				(4) U Wood or Steel Framed Ext. Walls										
(106) □ Otl	ner								(5)									
Townhouse o	r Duplex	Style:		Re	sidential (Quality: 30			(6) [l Po	ole Fra	me						
(301) 🗆 On	e Story			(1	0) 🗆 L	ow			Cost Ra	Cost Rank: Condition:								
(302) 🗆 Tw	o Story			(2	0) 🗆 F	air			(10)	L	ow			(10) 🗆	Worn	Out	
(307) 🗆 1 1	/2 Story			(3	0) * A	verage			(20)] A	verage	:		(20) 🗆	Badly	Worn	
(308) 🗆 Sp1				<u> </u>		ood	(30) Above Average (30) Average					ge						
(309) 🗆 21.				(5		ery Good			(40) E] H	igh			(40		Good		
(304) 🗆 On	 -			(60) Excellent									(50		Very (
(305) 🛘 Tw	o Story I	Duplex												(60) 🗆	Excell	ent	
Assessor's	s Adju	stmen	t to Sale I	Pric	e (+ or -) :]									
Assessor Co	omment	s and F	Reason for A	Adju	ıstment:													
JTWD																		
<u> </u>																		
Comments	from							Ca								-:···		
000140							•	Com	ments:									
- 550270																		
																(Conti	nue on	back)

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

521

1 County Name 2 County Number	is signed and items 1-25 are accurately completed.	
· · · · · · · · · · · · · · · · · · ·	3 Date of Sale/Transfer Mo. 04 Day 26 Yr. 2023 4 Date of Deed Mo. 04 Day 26 Yr. 2023	
WEBSTER - 91	Mo. U4 Day Z0 Yr. Z0Z3 Mo. U4 Day Z0 Yr. Z0Z3 6 Grantee's Name. Address. and Telephone (Please Print)	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)	
Susie J Meline	Charles R. and Myrna C. Van Beber	
Street or Other Mailing Address 531 W 6th Ave	Street or Other Mailing Address 707 W 7th Ave	
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 689	 970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes	√Ņo
(402) 746-3594 Email Address	(254) 718-9674 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 Type (C) Mineral Interests-Nonproducing State Assessed Mobile H	l
✓ Improved ✓ Single Family	Mineral Interests-Producing State Assessed Mobile Programme Assessed M	one
IOLL Commercial Recreational		
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other	
Bill of Sale Corrective Easement Lea	· =	
Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		
Exchange) by buyer or seller? Auction Easement Gift Buyer Seller No Court Decree Exchange Granto	Life Estate	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended	use.)
✓ Yes	✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	artnership, or LLC	
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$20.020	☐ Yes	,
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the na	
Yes V No	of the agent or title company contact.) Yes GTA	No
18 Address of Property	19 Name and Address of Person to Whorn the Tax Statement Should be Sent	
	Same as Grantee	
728 N Cherry St Red Cloud. NE	camo do Crantos	
Red Cloud, NE		
;		
Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
Red Cloud, NE 18a No address assigned 18b Vacant land		
Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
Red Cloud, NE 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		
Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached		0
Red Cloud, NE 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	 	<u>'0</u>
Red Cloud, NE 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	22 \$ 59,000 0 structions) 23 \$	
Red Cloud, NE 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in the purchase price paid for real estate (line 22 minus line 23)	22 \$ 59,000 0 astructions) 23 \$ 59,000 0 24 \$ 59,000 0	
Red Cloud, NE 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in this transfer is exempt from the documentary stamp tax, list the exemption	22 \$ 59,000 0 astructions) 23 \$ 24 \$ 59,000 0 number	
Red Cloud, NE 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	22 \$ 59,000 0 astructions) 23 \$ 24 \$ 59,000 0 number t and that it is, to the best of my knowledge and belief, true, complete, and	00
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Red Cloud, NE 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in the second purchase price paid for real estate (line 22 minus line 23) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Kory J McCracken Print or lipe Name of Grantee or Authorized Representative	22 \$ 59,000 0 astructions) 23 \$ 59,000 0 astructions) 24 \$ 59,000 0 number t and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-36 Phone Number 04/26/2023 Title Date	113
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Red Cloud, NE 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in the second purchase price paid for real estate (line 22 minus line 23)	22 \$ 59,000 0 astructions) 23 \$ 59,000 0 astructions) 24 \$ 59,000 0 number t and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-36 Phone Number 04/26/2023 Title Date	113

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Seven (7), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this alcohold or clock a. M. Recorded in Book a.D. 3 on Page 652 County Clerk

A Deputy Carded____ NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-26-23
\$_132.75_By@L

JOINT TENANCY WARRANTY DEED

Susie J. Meline, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Charles R. Van Beber and Merna C. Van Beber, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Seven (7), LeDuc's Addition to the City 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 April 26, 2023.

Susie J. Meline

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 26 2023, by Susie J. Meline, a single person.

Comm. expires

GENERAL NOTATY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2028

Notary Public

Agricultural Land Sales Worksheet

Part Part	Cnty No.	Во	ok	Page	Sale Date	School District Code								
Date of Sale Assessed Value A247 3 12 18 0 00000 1 000 0000	91	20	23	853	4/27/2023	Base: 01-0123 Affi			Affil	iated:		Unified:		
Name of Sale Assessed Value 4247 3 12 18 0 00000 1 000 0000	Location	m	Sale	Number	Useability & Code #					Parcel N	lumber			
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: LCG ACRES: VALUE: 1A 124,415 GRASSLAND 1GI 17,710 24,795 2AI 24 2GI 15,760 22,065 2A 2AI 3GI 3GI 3GI 3GI 3AI 3AI 3GI ""><td>0024128</td><td>300</td><td></td><td>126</td><td>1</td><td>GeoCde</td><td>Twn</td><td>Rng</td><td>Sec</td><td>t Qrt</td><td>Subdiv</td><td>Area</td><td>Blk</td><td>Parcel</td></td<>	0024128	300		126	1	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
A57,635 128,415 586,050 Status Property Type Zoning Location City Size Parcel Size		D	ate of S	ale Assessed V	⁷ alue	4247	3	12	18	0	00000	1	000	0000
LCG ACRES: VALUE: LCG ACRES: LCG A	Land		Imp	provements	Total		D	ate of	Sale	Property	Classifica	tion (Code	
LCG	457	, 635		128,415	586,050	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size
IRRIGATED 1A1 22.870 124,415 GRASSLAND 1G1 17.710 24,795 1A			Irrigat	tion Type:		A) 1	B)	05		c) 5	D) 3	E)	0	F) 10
1A	LCG			ACRES:	VALUE:		LCG			ACR	ES:		VAL	UE:
2A1 2G1 15.760 22,065	IRRIGATE	ED 1A1		22.870	124,415	GR	ASSLA	ND 1	G1	1	7.710			24,795
2A 2G 3GI		1A				1G			1G					
3A1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G1 3G		2A1						29	G1	1	5.760	22,065		
3A		2A	-			2G		2G						
4AI 14.040 70,060 4GI 4A 17.500 87,325 4G 24.730 24,730 DRYLAND 1DI 0.470 1,220 Shelterbelt/Timber 1D Accretion Accretion 2DI 2.700 7,020 Waste 2D Other 3DI AG LAND TOTAL 150.850 418,795 3D Roads 2.010 4DI 12.520 20,410 Farm Sites 1.000 13,840 4D 22.550 36,755 Home Sites 1.000 25,000 Dwellings 122,995 Other		3A1				3G1		G1						
4A 17.500 87,325 4G 24.730 24,730 DRYLAND 1DI 0.470 1,220 Shelterbelt/Timber 1D Accretion		3A				3G		3G						
DRYLAND 1DI 0.470 1,220 Shelterbelt/Timber 1D Accretion Accretion 2DI 2.700 7,020 Waste 2D Other Temporal 3DI AG LAND TOTAL 150.850 418,795 3D Roads 2.010 4DI 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		4A1		14.040	70,060			40	Gl					
Accretion Accr		4A		17.500	87,325			4	4G	24.730				24,730
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	DRYLANI	O IDI		0.470	1,220	S	helterbe	elt/Timl	per					
Other 3D1 AG LAND TOTAL 150.850 418,795 3D Roads 2.010		1D	,					Accreti	on					
AG LAND TOTAL 150.850 418,795 3D Roads 2.010		2D1		2.700	7,020			Was	ste					
Roads 2.010		2D	1					Otl	ner					
4DI 12.520 20,410 Farm Sites 1.000 13,840 4D 22.550 36,755 Home Sites 1.000 25,000 Recreation Text of the properties of the pr		3D1				AG L	AND 7	ΓΟΤΑ	\mathbf{L}	15	0.850		4	18,795
4D 22.550 36,755 Home Sites 1.000 25,000 Recreation Dwellings 122,995 Other		3D	1					Roa	ds		2.010			
Recreation Dwellings 122,995 Other	4 = 1 + 1 + 1	4D1		12.520	20,410		F	arm Si	tes	1.000				13,840
Dwellings 122,995 Other							Н	ome Si	tes		1.000			25,000
							R	Recreati	on					
Outbuildings 5 420 Non-AC TOTAL 4 010 38 840	Ε	wellings												
5,7420 NOR-AG TOTAL 4.010 55,040	Out	buildings		,	5,420	Nor	ı-AG	ΓΟΤΑ	\mathbf{T}		4.010			38,840

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002412800	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM

521 Good Life, Great Service. •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and Identify the applicable item number. The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Day 27 vr. 23 WEBSTER - 91 Mà. ... Đạy 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantur's Name (Seller) Michael L. Hall and Brenda Hall Grantee's Name (Buyer) Roland P. Williams Street or Other Mailing Address 502 E. 8th Street or Other Mailing Address 1676 Road, 100 City Campbell Zip Code 69130 State City Cozad is the grantee a 501(c)(3) organization? Phone Number (308) 746-1367 Yes If Yes, is the grantee a 509(e) foundation? 7 Property Classification Number. Check one box in categories A and B. Check C it property is also a mobile home. (C) (A) Status (B) Property Type Mineral Interests-Nonproducing State Assessed Mobile Home **Improved** Single Family Industrial ✓ Agricultural Mineral Interests-Producing Exempt **Unimproved** Multi-Family 10LL Recreational Commercia Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Personal Rep. Trust/Trustee Corrective Easement Bill of Sale Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Transfer on Death Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Easement Life Estate Glft ✓ Sale Trustee to Beneficiary Auction Satisfaction of Contract Other (Explain) Seller No Court Decree Exchange Grantor Trust Partition **Buyer** 11 Was ownership transferred in full? (If No, explain the division. 12 Was real estate purchased for same use? (If No. state the intended use. ☐ No Yes Yes Yes ☐ No 13 Was the transfer betw reen relatives; or if it is inusion, are the trustor and beneficiary relatives? (If Yes, Check the appropriate box.) ☐ Self Other **☑**No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15. Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$125,000 ✓ No Was transfer intrough a real estate agent or a title company? (If Yos, include the name of the agent or title company contact.)

Yes HMC Law Office No 16 Does this conveyence divide a current parcel of land? No. Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 18a 🗹 No address assigned 18b 🗹 Vacant land 20 Legal Description (Allach additional pages, if needed.) 26.26% of an undivided One-third (1/3) interest in and to the Northwest Quarter (NW1/4) of Section Eighteen (18), 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 22 Total purchase price, including any liabilities assumed 125,000,00 23 Was non-real property included in the purchase?

Yes Mo (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	\$ 125,000,00
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 an	d belie	af, true, complete, and
correct, and that I am duly authorized to sign this statement. Rotand P. Williams		(308) 746-1367
sign Fint or Type Name of Praffice of Multiplized Representative		Phone Number
		4-21-23
here Agnature of Grantee of Kuthofized Representative Trite		Date
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stemp or Exempt Number 28 Recording Data BK 203, P 853		

Form No. 95-269-2008 10-2020 Rev. Supersedes 95-269-2008 Rev. 6-2019 Grantee—Retain a copy of this document for your records. Authorized by Neb. Rev. Stat. 65 75-211, 77-1327(2)

Province and agencies the con-												
Index Computer			NEBRASKA DO STAM	CUMENTARY IP TAX	Bk 2023, Pg 853							
Assessor Carded				04/27/23	State of Nebraska ss.							
Carded			\$ 281.25	By AS	Entered on the numerical index and filed for record in the							
					Clerk's office of said county this 27 day of April A.D., 2023, at 10:08 o'clock AM. Recorded in Book 2023 on Page 853							
					County Clerk							
					Fee: \$10.00 By: AS Deputy Electronically Recorded							
	Return to: HELDT, McK P.O. Box 1050 710 N. Grant Lexington, Ne											
	WARRANTY DEED											
	Michael L. Hall and Brenda Hall, Husband and Wife, GRANTORS, in consideration of One Hundred Twenty-five Thousand Dollars and 00/100ths (\$125,000.00) received from GRANTEE, Roland P. Williams, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):											
	26.26% of an undivided One-third (1/3) interest in and to the Northwest Quarter (NW1/4) of Section Eighteen (18), Township Three (3) North, Range Twelve (12) West of the 6 th P.M., Webster County, Nebraska.											
	GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:											
	(1) however, to e regulations;			ree from encumbrances, subject, s and all governmental rules and								
	(2)	have legal power and la	awful authority to	convey the sam	e;							
	(3)	warrant and will defend	I title to the real	estate against the	e lawful claims of all persons.							

Michael L. Hall

Notary Public

STATE OF NEBRASKA

COUNTY OF DAWSON

) ss.

GENERAL NOTARY- State of Nebraska
TONY L GNAGY
My Comm. Exp. Sept 22, 2024

The foregoing Warranty Deed was acknowledged before me on Michael L. Hall and Brenda Hall, Husband and Wife.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok i	Page	Sale	Date	School District Code								
91	20	23	871	4/22	/2023	Base: 65-0005 Aff				ffiliated: Unified:				
Location	ID	Sale	Number	Useability	& Code#					Parcel Number				
0013104	100 -		127	4	05	GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4135	4	9	22	0	00000	1	000	0000
Land		Imp	provements	Te	otal		D	ate of	Sale :	Property	Classific	ation (Code	
587	,440		31,685		519,125	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:	1		A) 1	B)	05		c) 5	D) 3	E)	0	F) 10
LCG	- 14- 1		ACRES:	VAI	LUE:		LCG	*** *** ****	<u>'</u>	ACF	ES:		VAL	UE:
IRRIGATE		,			. 1.66.75.2	GR	ASSLA	ND 1	G1		6.500		2	61,100
	1.A								1G	4	8.230			67,525
-	2A1							2	G1	14	4.120		2	01,770
	2A								2G					
	3A1					3G1 10.66		0.660	14,925					
	3.A					3G		3G						
	4A1							4	G1	6.420				6,420
	4A								4G					
DRYLANI	D 1D1		4.460		11,595		Shelterb	elt/Timl	ber					
	1E)	3.860		10,035			Accreti	ion		7.40			
	2D1							Wa	ste					
	2D	+						Oti						30 222
	· 3D1					AG L	AND '		-	40	4.390		5	73,600
	3D					Roads			8.990			·····	10 010	
	4D1	 	0 140		000	Farm Sites				1.000			13,840	
o de agas sacras	4D		0.140		230			ome Si						
	-4.7.2 (4.)						ŀ	Recreati	 		· · · · · · · · · · · · · · · · · · ·			
)wellings buildings	+			31,685	Other Non-AG TOTAL				9.990			13,840	
Out	ommiss.	<u> </u>		<u> </u>	31,003	100	II-AG	IUIA	T)		3.330			13,640

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JOINT TENANCY TRUSTEE'S DEED; BETWEEN GRANDPAREN	T & GRANDCHILD
Comments from Comm	nents:
001310400 001310600 001601400	
No. 2	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

127

FORM **521**

Good Life, Great Service.

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/ Tansfer Mo. O 4 Day 2 2 Yr. 2023 4 Date of Deed Mo. O 5 Day 0 1 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer) Jordan & Alicia Kucera
Bonnie Himmelberg, Trustee Street or Other Mailing Address PO Box 146	Street or Other Mailing Address 320 N Minor
City State Zip Code Lawrence NE 68957	City State Zip Code Lawrence NE 68957
Phone Number 402-225-2341	Phone Number Is the grantee a 501(c)(3) organization? Yes 1 No 1402-225-2341 If Yes, is the grantee a 509(a) foundation? Yes 1 No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home
) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	Asse Personal Rep. Trust/Trustee
Last 4 kappi	Nosure Inrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Gran	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes	12 Was real estate purchased for same use? (If No, state the intended use.) V Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents	
Ex-spouse Parents and C	thild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property? \$311,805	Yes V No \$
16 Doesthis 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
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Same as Grantee
18a ✓ No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
21 If agricultural, list total number of acres transferred in this transaction	•
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	keers (S
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and
Jordan Kucera	402-225-234
Print of Type Name of Grantee or Authorized Representative	Phone Number
sign M	Grantee 1/-23-23
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use C	· · · · · · · · · · · · · · · · · · ·
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 2 Yr. 23 \$ 702. "	DK2023 MA OII

20. Legal Description

The Northwest Quarter (NW¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT those portions deeded to Webster County, Nebraska, recorded in Book 74, Page 839 and Book 74, Page 841; AND

The Southwest Quarter (SW½) of Section Four (4), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT those portions deeded to The State of Nebraska, recorded August 12, 1955, in Deed Book 29, Page 501, and recorded November 5, 2004, in Book 2004, Page 2254, AND EXCEPT a tract of land located in the Southeast Quarter (SE1/4) of Section 22, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 22, this being the Point of Beginning; thence N89°35'54"W, on the North line of said Southeast Quarter, a distance of 1122.63 feet; thence S22° 27' 41"W, a distance of 252.00 feet; thence S57°21'54"W, a distance of 284.50 feet; thence S48°18'46"W, a distance of 61.50 feet; thence S29°36'25"W, a distance of 83.00 feet; thence S16°19'17"W, a distance of 95.00 feet; thence S8°51'21"W, a distance of 146.00 feet; thence S51°02'51"W, a distance of 37.00 feet; thence S89°46'18"W, a distance of 149.00 feet; thence S00°18'37"E, a distance of 775.00 feet; thence N89°29'41"E, a distance of 317.00 feet; thence S02°21'43"E, a distance of 373.00 feet; thence S50°36'06"E, a distance of 196.00 feet; thence S89°12' 17"E, a distance of 809.00 feet; thence N02°09'34"W, a distance of 56.00 feet; thence N88° 21'35"E, for a distance of 39.00 feet; thence N00°37'16"E, a distance of 681.00 feet; thence N80°40'51"E, a distance of 436.00 feet; thence N00°06'23"E, a distance of 1222.00 feet to the Point of Beginning, less county rightof-wav.

Index	
Computer	_
Assessor	_
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/02/23 \$ 702.00 ___By_AS Bk 2023, Pg 871

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 02 day of May A.D., 2023, at 08:37 o'clock AM. Recorded in Book 2023 on Pages 871-872

Phoensland

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Return to: John Hodge, Attorney, 155 S Main St/PO Box 385 Nelson, NE 68961

JOINT TENANCY TRUSTEE'S DEED

BONNIE HIMMELBERG, Trustee of the DONALD HIMMELBERG AND BONNIE HIMMELBERG REVOCABLE LIVING TRUST Agreement dated September 26, 2007, GRANTOR, in consideration of One Dollar and other valuable Consideration (\$1.00) and other valuable consideration, received from GRANTEES, JORDAN KUCERA and ALICIA KUCERA, conveys to GRANTEES, as Joint Tenants with Rights of Survivorship, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT A

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

- are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- have legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: May 1, 2023

Donald Himmelberg and Bonnie Himmelberg Revocable Trust

Bonnie Himmelberg

STATE OF NEBRASKA

) ss.

COUNTY OF NUCKOLLS)

The foregoing Warranty Deed was acknowledged before me on May 1, 2023, by Bonnie Himmelberg, Trustee of the Donald Himmelberg and Bonnie Himmelberg Revocable Trust dated September 26, 2007.

General Notary - State of Nebraska PIPER A. HODGE My Comm. Exp. May 12, 2025.

(SEAL)

Notary Bublic

Print Name

My Commission Expires:

May 12,2005

EXHIBIT "A"

The Northwest Quarter (NW¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT those portions deeded to Webster County, Nebraska, recorded in Book 74, Page 839 and Book 74, Page 841;

AND

The Southwest Quarter (SW¼) of Section Four (4), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

AND

The Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT those portions deeded to The State of Nebraska, recorded August 12, 1955, in Deed Book 29, Page 501, and recorded November 5, 2004, in Book 2004, Page 2254, AND EXCEPT a tract of land located in the Southeast Quarter (SE1/4) of Section 22, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 22, this being the Point of Beginning; thence N89°35'54"W, on the North line of said Southeast Quarter, a distance of 1122.63 feet; thence S22° 27' 41"W, a distance of 252.00 feet; thence S57°21'54"W, a distance of 284.50 feet; thence S48°18'46"W, a distance of 61.50 feet; thence S29°36'25"W, a distance of 83.00 feet; thence S16°19'17"W, a distance of 95.00 feet; thence S8°51'21"W, a distance of 146.00 feet; thence S51°02'51"W, a distance of 37.00 feet; thence S89°46'18"W, a distance of 149.00 feet; thence S00°18'37"E, a distance of 775.00 feet; thence N89°29'41"E, a distance of 317.00 feet; thence \$02°21'43"E, a distance of 373.00 feet; thence \$50°36'06"E, a distance of 196.00 feet; thence S89°12' 17"E, a distance of 809.00 feet; thence N02°09'34"W, a distance of 56.00 feet; thence N88° 21'35"E, for a distance of 39.00 feet; thence N00°37'16"E, a distance of 681.00 feet; thence N80°40'51"E, a distance of 436.00 feet; thence N00°06'23"E, a distance of 1222.00 feet to the Point of Beginning, less county right-of-way.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School						nool District Code						
91	20:	23	888	4/5/	/2023	Base: 65-0011 Aff				iliateo	d:		Unified:					
Location	ID	Sale	Number	Useability	& Code#					Parcel Number								
0011058	300		128	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parc	el		
	D:	ate of S	ale Assessed `	Value		4375	2	9	1.	2	4	00000	1	000	612	1		
Land		Imp	provements	T	otal	Date of Sale Property Classification Code												
43	,600	•	59,025		L02,625	Status	Prop	erty Ty	рe	Zoi	ning	Location	Location City Siz			Parcel Size		
		Irrigat	ion Type:			A) 1	B)	05		C)	5	D) 3	E)	0	F) 6			
LCG		į	ACRES:	VAI	LUE:		LCG				ACRI	ES:		VALU				
IRRIGATE	D 1A1					GRASSLAND 1G1			G1			1.700			2,38	30		
	1A					1G												
	2A1					2G1					0.940			1,31	15			
	2A		****			2G												
	3A1					3G1												
	3A					3G			3G									
	4A1							40	GI									
	4A								4G									
DRYLANI	D 1D1					S	Shelterbe	lt/Timb	oer									
	1D							Accreti	on									
	2D1		0.410		1,065			Was	ste									
T .	2D	<u> </u>						Otł	ner									
	3D1					AG LAND TOTAL			\mathbb{L}			3.050			4,76	60		
	3D					Roads			ds			0.250						
	4D1						F	arm Sit	tes			1.000			13,84			
	4D			Acons Charles St. Total Charles			Н	ome Sit	tes			1.000			25,00	00		
	in the second		16				R	Lecreati	on									
	wellings				22,250			Otl										
Out	buildings				36,775	No	n-AG	ГОТА	\mathbb{T}			2.250			38,84	40		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER 1/2 INTEREST TO SPOUSE	
Comments from Com	ments:
001105800	
	(Continue on back)

11050 **NEBRASKA** Good Life. Great Service.

Real Estate Transfer Statement

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91	Mo. 04 Day 05 Yr. 2023 Mo. 04 Day 05 Yr. 2023						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Irma Jean Walters, Trustee of Irma Jean Walters Rev Trust	Grantee's Name (Buyer) Robert V Walters, Trustee of Robert V Walters Rev Trust						
Street or Other Mailing Address 2466 Road L	Street or Other Mailing Address 2466 Road L						
City State Zip Code Guide Rock NE 68942	City State Zip Code 68942						
Phone Number (402) 257-7133	Phone Number Is the grantee a 501(c)(3) organization? Yes No No No No No No No N						
Email Address	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home						
	Property Type (C)						
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt						
IOLL Commercial Recreational							
8 Type of Deed Conservator Distribution	and Contract/Memo Partition Sheriff Other						
	ease Personal Rep. Trust/Trustee						
	ineral Quit Claim Warranty						
kind exchange (LR C § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death						
Exchange) by buyer or seller?	☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary						
Buyer	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)						
☐ Yes ✓ No 1/2 interest							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re-	atives? (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 C	child Step-parent and Step-child						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$56,460							
Yes No	of the agent or title company contact.)						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
2466 Road L	Same as Grantee						
Guide Rock, NE							
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 \$ 0,00						
23 Was non-real property included in the purchase?	0,00						
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see	\$ instructions)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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.							
Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number						
sign	Attorney U/07/03						
here Signature of Grantee or Authorized Representative	Title Date						
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly For Dept. Use Only 28 Recording Data						
Mo. 5 Day 3 Yr. 23 \$ FXOM # 59	Pay 2022 Do 888						
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

An undivided one-half interest in a tract of land located in the Southeast Quarter (SE½) of Section Twelve (12), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the South ¼ corner of said Section 12, and running thence North 90°00'00" East (assumed bearings) and along the South line of the SE¼ of said Section 12, a distance of 716.99 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 90°00'00" East and along the said South line, a distance of 329.01 feet; running thence North 02°14'16" East a distance of 701.20 feet; running thence South 90°00'00" West and parallel with the said South line a distance of 329.01 feet; running thence South 02°14'16" West a distance of 701.20 feet more or less, to the ACTUAL POINT OF BEGINNING.

BOOK 2023	PAGE_	<u>පිපිජි</u>
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State of Nebraska Sss.

County of Webster Snapshar Snapsh

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-33
SEXEMP#5a By 125

WARRANTY DEED

Irma Jean Walters, Trustee of the Irma Jean Walters Revocable Trust UAD November 4, 2011, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, does hereby convey to Robert V. Walters, Trustee of the Robert V. Walters Revocable Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in a tract of land located in the Southeast Quarter (SE½) of Section Twelve (12), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the South ½ corner of said Section 12, and running thence North 90°00'00" East (assumed bearings) and along the South line of the SE½ of said Section 12, a distance of 716.99 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 90°00'00" East and along the said South line, a distance of 329.01 feet; running thence North 02°14'16" East a distance of 701.20 feet; running thence South 90°00'00" West and parallel with the said South line a distance of 329.01 feet; running thence South 02°14'16" West a distance of 701.20 feet more or less, to the ACTUAL POINT OF BEGINNING.

GRANTOR covenants with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate;
- (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 **5**April , 2022. 2-23

Irma Jean Walters, Trustee

iiiia Jean Wallers, Trustee

STATE OF TCKUS, COUNTY OF Montzomeny ss.

The foregoing instrument was acknowledged before me on 5 April 2023 2022, by Irma Jean Walters, Trustee of the Irma Jean Walters Revocable Trust.

Comm. expires: 03-07-2026

Notary Public

SI SI

SHARON BUCHANAN Notary Public STATE OF TEXAS My Comm. Exp. 03-07-26 Notary ID # 13362945-7

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date					Sc	hool	l Dis	trict Co	de				
91	20	23	889		5/3	/2023	Base:	Base: 91-0074 Affiliated: Unified:											
Location	ID	Sale	Number	Us	seabilit	y & Code#				Parcel Number									
0003371	L00		129		1		GeoCde	Tv	n :	Rng	Sec	t (Qrt	Subdiv		Area	Blk	P	ırcel
	D	ate of S	ale Assessed	l Valu	ue		4133				00		0	2005	5		139	00	000
Land		Imp	provements]	Cotal			Dat	Date of Sale Property Classification Code									
4	,535		138,58	5		143,120	Status		Prope	rty Ty	pe	Zor	ning	Loca	ion	City Size Parcel Size			
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1]	3)	01		C)	1	D) :	L	E)	6	F)	2
		,				Residentia	d							Comn	erci	ial			
	Mul	ltiple Im	provements:	Multi	ple. Impre	ovements.:			Mu	ıltiple.	Impro	veme	ents.:						
		Constr	ruction Date:	Const	truction D	ate: 19	963		Co	nstruct	ion Da	ate:							
			Floor:	Floor	Sq. Ft. :	1,1	L88		Flo	or Sq.	Ft.:								
		Buildir	ig Cost New:	Cost	:	171,2	205		Cos	st:									
Single Family	Style:	101		Resi	dential (Condition: 3	35		Co	mme	rcial	Occi	upano	y Code					
(100) □ Mo	bile Hor	ne		(10)		Vorn Out			Pri	mary:			Ot	her1:		(Other2:		
(101) 🗷 On	e Story			(20)		adly Worn			Co	mme	rcial	Cons	struc	tion Cla	ss:				
(102) 🗆 Tw	o Story			(30)	₹ A	verage			(1	l) 🗆	Fire	ергос	of Str	uctural S	teel	Frame	;		_
(103) □ Split Level				(40)	₩ (ood			(2	2) 🗆	Rei	infor	ced C	oncrete	Fran	ne			
(104) □ 1 1/2 Story					(50) Uery Good				(3	(3) ☐ Masonry Bearing Walls (4) ☐ Wood or Steel Framed Ext. Walls									
(111) □ Bi-Level (0						xcellent			(4	4) 🗆	Wo	od o	r Stee	el Frame	d Ex	t. Wal	ls		
(106) □ Ott	ner								(5					and Wa	ls				
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																	(Cont	inue or	ı back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

26 Date Deed Recorded

Day .

The deed will not be recorded unless this statement is signed and fitems 1-25 are accurately completed. County Name 2 Coardy, Number CLAY - 13 Service Salar market per Coardy Number CLAY - 13 Service Salar market per Coardy Number CLAY - 13 Service Salar market per Coardy Number Service Colbert Malling Address. and Telephone (Please Print) For Coardy Number Clay Coardy Number For Coardy Number Clay Coardy St. Since or Other Malling Address. Sinc	DEPARTMENT OF REVENUE	If additional space is nee	ded, add an attachr	nent and identify th	reverse side. re applicable iten	n number.	JZI
County Name 2 County Number 2 County Number 3 Date of Safe Transfer Mo. 5 Day 3 vr. 23 Mo. 5 Day 1 vr. 23							
S Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, Name, Name	1 County Name			3 Date of Sale/Transfe	er	4 Date of Deed	
Carantee's Name (Ruyer) Filtin Eugene Runyan I and Rachel K. Runyan Eric Wademard' and Regan Esch		CLAY - 18	₹	Mo. 5 Day _	3 Yr. 23	Mo Day	
Phillip Eugene Runyan I and Rachel K. Runyan Eric Wademark and Regan Esch Street or Other Multip Address Street or Other Other Other Other Other Other Other Other Other Other Other Other Other Other Other Other Other Other	5 Grantor's Name, Addre	ss, and Telephone (Please Print)		6 Grantee's Name, A	ddress, and Teleph	one (Please Print)	
Subsection State	Phillip Eugene Rui		ın	Eric Wademan	d and Regan E	Esch_	
Stude Hill NE S830 Blue Hill NE S830 Blue Hill NE S850		•		Street or Other Mailin 906 W. Seward	g Address I St.		
Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	City Blue Hill	State NE	Zip Code 68930	City Blue Hill		State NE	Zip Code 68930
N/A Property Classification Number. Check one box in categories A and B. Check of the property is also a mobile home.			į	Phone Number ルスープタリー	S 47 Is the grante	e a 501(c)(3) organiza grantee a 509(a) found	tion? Yes V No dation? Yes V No
(A) Status Improved Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile H	Email Address N/A			Email Address N/A			
Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Hi Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Mobile Hi Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Mobile Hi Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Exempt 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other	7 Property Classification	n Number. Check one box in categoris	s A and B. Check C if	property is also a mo	bile home.		
Out_ Commercial Recreational	(A) Status		(B)	Property Type			(C)
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Orber Lease Personal Rep. Trust/Trustee Deatherly Death Certificate - Transfer on Death Easement Lease Personal Rep. Trust/Trustee Deatherly Death Certificate - Transfer on Death Easement Coult Mineral Country Death Certificate - Transfer on Death Mineral Country Death Certificate - Transfer on Death Mineral Country Death Certificate - Transfer on Death Mineral Country Death Certificate - Transfer on Death Mineral Country Death Certificate - Transfer on Death Mineral Country Death Certificate - Transfer on Death Certificate - Transfer Death Certificate - Transfer on Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate - Transfer Death Certificate	Unimproved	Multi-Family Agricu	iltural [=	, ,	<u></u>	Mobile Home
Bill of Sale Cerrective Easement Lease Personal Rep. Trust/Trustee Cerretery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty				od Contract/Momo	Partition [] Choriff	Othor
9 Was transfer pot FRS fixed by the property of the state of the property of the state of the property of the state of the property of the state of the property of the state of the property	Bill of Sale	Corrective	Easement Lea	ase 🔲	Personal Rep.	Trust/Trustee	Other
Yes	Was transfer part of kind exchange (I.R.C Exchange) by buyer or	IRS like- .§ 1031 seller?	Distribution Foreck	osure Irrevocable Life Estate	Trust Revocable	Trust Trai	stee to Beneficiary
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes		red in full? (If No, explain the division.)		i —		ed for same use? (If No	o, state the intended use.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other	· · · · · · · · · · · · · · · · · · ·	an relatives or if to a trustee are the trus	tor and hanaficians rais				
\$155,000 Yes No No No No No No No N		Brothers and Sisters Ex-spouse	Grandparents a	and Grandchild aild	Spouse Step-parent and	I Step-child	
16 Does this conveyance divide a current parcel of land? Yes No	_					acce are amount and ii	,
18 Address of Property 906 W. Seward St., Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 9 and 10, Block 12, Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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	16 Does this conveyance d	ivide a current parcel of land?		17 Was transfer throu	gh a real estate age	nt or a title company?	(If Yes, include the name
906 W. Seward St., Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 9 and 10, Block 12, Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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							
20 Legal Description (Attach additional pages, if needed.) Lots 9 and 10, Block 12, Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction		I St., Blue Hill, NE 6893	0		s of Person to Whom	i the Tax Statement Sn	louid de Sent
Lots 9 and 10, Block 12, Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction							
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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	Lots 9 and 10, recorded plat the	Block 12, Hoover's Add nereof.			County, Nebi	raska, accord	ling to the
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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			• • • • • • • • • • • • • • • • • • • •			22 \$	155,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			itemized list.) (see ii	nstructions)		\$	
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						\$	155,000,00
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						<u> </u>	
Eric Wademan Print or Type Name of Grantee or Authorized Representative	Under correct, and the Eric Wad	penalties of law, I declare that I have of that I am duly authorized to sign this stat deman	examined this statement ement.		pest of my knowledg	e and belief, true, con	402-984-
Sign Erin Grantee Grantee 5-3-2023	sign Euri	- Sommen			Grantee		
here Signature of Grantee or Authorized Representative Title Date	here Signature of	Grantee or Authorized Representative		Title			

27 Value of Stamp or Exempt Number

\$

28 Recording Data

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/04/23

\$ 348.75 By AS

Bk 2023, Pg 889

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 04 day of May A.D., 2023, at 08:32 o'clock AM. Recorded in Book 2023 on Page 889

girdlysedth

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

Return to: Eric Wademan and Regan Esch, 906 W. Seward St., Blue Hill, NJ: 68930

JOINT TENANCY WARRANTY DEED

PHILLIP EUGENE RUNYAN II and RACHEL K. RUNYAN, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to ERIC WADEMAN, a single person, and REGAN ESCH, a single person, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Lots Nine (9) and Ten (10), Block Twelve (12), Hoover's Addition to Blue Hill, Webster County, Nebraska. according to the recorded plat thereof.

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

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

Executed: 1 , 2023

CHILL EUGENE RUNYAN II

Market K. Russan

STATE OF NEBRASKA

COUNTY OF POSTER

The foregoing warranty deed was acknowledged before me on 2023, by Phillip Eugene Runyan II and Rachel K. Runyan.

GRETCHEN L. MASTRODONATO
My Comm. Exp. April 8, 2027

くころりかり

Public - Gretchen L. Mastrodonato

My commission expires:

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											School District Code					
91	20:	23	907	5/4/	2023	Base: 9	Affi	liated:			Unified:											
Location	ID	Sale	Number	Useability	& Code#					Parcel Number												
0019173	300		130	4	05	GeoCde	Twn	Rng	Sec	t Qı	t	Subdiv	Area	Blk	Pa	rcel						
Date of Sale Assessed Value					America, a Turk of a Section of	4371	2	11	36	5 0		00000		000	91	75						
Land	Land Improvements Total				otal		D	ate of	Sale	Prope	rty	Classific	ation (Code								
25	,000		83,395	1	108,395	Status	Pro	perty Ty	ре	Zonir	g	Location	Cit	y Size	Parce	el Size						
		Irrigat	tion Type:			A) 1	B)	01		c) 1	1 D) 3		E)	0	F)	2						
LCG			ACRES:	VAL	.UE:		LCG			A	CRI	ES:		VAL	UE:							
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1													
	1A					1G			lG													
	2A1					2G1			Gl					-								
	2A							2	2G													
	3A1					3G1			G1													
	3A							3	3G				•									
	4A1							40	G1													
	4A							4	4G													
DRYLANI) ID1					5	Shelterb	elt/Timb	oer													
	1D	,						Accreti	on													
	2D1							Was	ste		•											
	2D	,						Oth	ner													
	3D1					AG LAND TOTAL			\mathbf{L}				. <u></u>		•							
	3D					Roads			ds					400								
	4DI					Farm Sites			tes													
	4D	1	_			Home Sites			tes		(0.380			25,0	000						
					r <u>+</u>		F	Recreation	on													
	wellings				83,395			Oth														
Outl	ouildings				644	Noi	n-AG	ГОТА	$\mathbb{L}[$		(0.380			25,0	000						

Assessor's Adjust	ment to Sale Price	(+ or -):	Total	l Recapture Value:	
Assessor Comments a	and Reason for Adjusti	ment:			
WD; TRANSFER	PROPERTY TO A	TRUST			
Comments from			Comments:		
001917300					
			<u>-</u>		
					(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

130

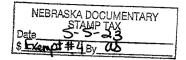
• To be filed with the Register of Deeds. • Read instructions on reverse side.

	 If additional space is needed, add an attachment and identify the applicable item number. 	
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FORM **521**

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 05	04 2023					
WEBSTER - 91	Mo. 05 Day 04 Yr. 2023 Mo. 05 Day	Yr					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Grantor's Name (Seller) Michael R Watson & Margaret M Sandell	Grantee's Name (Buyer) Michael R Watson & Margaret M Sandell						
Street or Other Mailing Address 1260 HWY 136	Street or Other Mailing Address 1260 HWY 136	75- O-d-					
City Red Cloud State Zip Code 68970	City State NE	Zip Code 68970					
Phone Number (970) 302-3948	Phone Number (970) 302-3948 Is the grantee a 501(c)(3) organization of the grantee a 509(a) four lift yes, is the grantee a 509(a) four						
Email Address N/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.						
(A) Status (E) Property Type	(C)					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt						
	nd Contract/Memo Partition Sheriff	Other					
	ase Personal Rep. Trust/Trustee	Outer					
	neral Quit Claim Warranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure Irrevocable Trust Pevocable Trust Tra	ınsfer on Death					
Exchange) by buyer or seller?		stee to Beneficiary					
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N	ner (Explain) lo. state the intended use.)					
✓ Yes No	Yes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		Creaters are Panelle					
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ✓ Other Grantors are Benefic							
☐ 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
\$90,000							
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name ✓ No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S						
Same as Grantors	Same as Grantees						
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)	(1) 0 11 10 1 (0510) 10 11 71						
Beginning at a point 480 feet East of the Southwest corner of Township Two (2) North, Range Fleven (11) West of 6th, P.M.	rthe Southeast Quarter (SE¼) of Section Thir ∕/ Webster County Nebraska: thence North	ty-six (36), 150 feet, thence					
Township Two (2) North, Range Eleven (11) West of 6th. P.N. East 110 feet, thence South 150 feet, thence West to the pla	ce of beginning; EXCEPT 2.65 acres conveye	d to the State of					
Nebraska on April 21,1955, and also subject to an easement	to the United States of America recorded in E	Book P, page 31.					
21 If agricultural, list total number of acres transferred in this transaction	·						
22 Total purchase price, including any liabilities assumed		0,00					
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) \$	0,00					
	· S S						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	A.S	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.	ent and that it is, to the best of my knowledge and belief, true, co	•					
David B. Garwood		<u>(402) 746-3613</u>					
Sign Print or Type Name of Grantels or Authorized Representative	Attorney	Phone Number 05/04/2023					
here Signature of Grantee or Authorized Representative	Title	Date					
	n lur	For Dont Has Only					
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only					
Mo. 5 Day 5 Yr. 23 \$ Exempt #4	BK 2023 H 907						
Nebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					

State of Nebraska ss. County of Webster



WARRANTY DEED

Michael R. Watson and Margaret M. Sandell, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a trust for the benefit of Grantors, receipt of which is hereby acknowledged, convey to Michael R. Watson and Margaret M. Sandell, Trustees of the Michael Watson and Margaret Sandell Family Trust under agreement dated May _________, 2023, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Beginning at a point 480 feet East of the Southwest corner of the Southeast Quarter (SE½) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of 6th. P.M., Webster County, Nebraska; thence North 150 feet, thence East 110 feet, thence South 150 feet, thence West to the place of beginning; EXCEPT 2.65 acres conveyed to the State of Nebraska on April 21,1955, subject to an easement to the United States of America recorded in Book P, page 31.

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

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

Executed May \checkmark , 2023.

Michael R. Watson

Margaret M Sandell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May _

by Michael R. Watson and Margaret M. Sandell, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD

My Comm. Exp. December 2. 2026

Comm. expires /2 -2 -2 6

Notary Public