

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2023	563	3/24/2023	Base: 91-0074			Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000303400		80		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4133					00	0	20005		009	0000
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
3,730		122,590		126,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
<b>Assessor Location: BLUE HILL (BH)</b>				A) 1		B) 03		C) 3		D) 1		E) 6		F) 1
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 2001						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 7,500						
<b>Building Cost New:</b>				Cost :				Cost : 673,575						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 340 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 5</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 30</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
CORRECTIVE WD														
<b>Comments from</b>						<b>Comments:</b>								
000303400														
(Continue on back)														

3035  
6240

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

80

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 24 Yr. 2023	4 Date of Deed Mo. 03 Day 24 Yr. 2023
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy F. Thramer and Lorraine M. Thramer Street or Other Mailing Address 620 West Hynes Ave. City O'Neill State NE Zip Code 68763		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Blue Hill Community Foundation Street or Other Mailing Address PO Box 65 City Blue Hill State NE Zip Code 68930	
Phone Number NA	Email Address NA	Phone Number NA	Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

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

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

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

14 What is the current market value of the real property? \$94,255	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 554 West Gage Street Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee.
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

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

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

22 Total purchase price, including any liabilities assumed .....	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(25) 4

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

sign here	Matthew D. Baack	(402) 834-3300
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>[Signature]</i>	3/30/23
	Signature of Grantee or Authorized Representative	Date
	Attorney at Law	
	Title	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023 563

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/30/23  
\$ Ex025 By AS

**Bk 2023, Pg 563**

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 01:50 o'clock PM. Recorded in Book 2023 on Pages 563-564

*Abbey King*

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

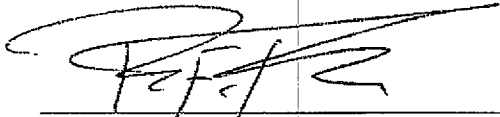
THIS CORRECTIVE WARRANTY DEED REPLACES THE WARRANTY DEED RECORDED ON THE 24<sup>TH</sup> DAY OF FEBRUARY 2023 AND RECORDED IN BOOK 2023 ON PAGES 335-336 OF THE WEBSTER COUNTY REGISTER OF DEEDS, WEBSTER COUNTY, NEBRASKA.

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:

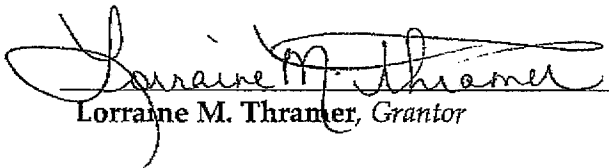
All that part of Lots Twenty-Four (24) and Twenty-Five (25), Less the East 1.50 feet of said Lot Twenty-Five (25) and less the West 6.00 feet of said Lot Twenty-Four (24) in Block Nine (9), in the Original Town of Blue Hill, Webster County, Nebraska.

*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.

EXECUTED: 3/24, 2023.




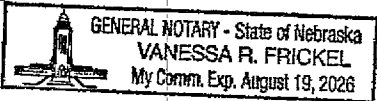
Timothy F. Thramer, Grantor



Lorraine M. Thramer, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Holt )

The foregoing instrument was acknowledged before me on the 24 day of March 2023, by **Timothy F. Thramer and Lorraine M. Thramer**, husband and wife, Grantor.

  
Notary Public

Vanessa R Frickel  
Printed Name



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	574	3/24/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000303500		81		4 12		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,250		63,605		65,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1890						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 5,625						
<b>Building Cost New:</b>				Cost :				Cost : 392,625						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 319 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD; TRANSFER TO NON-PROFIT ORGANIZATION														
<b>Comments from</b>						<b>Comments:</b>								
000303500														

(Continue on back)

# Real Estate Transfer Statement

81

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>24</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>24</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Timothy F. Thramer and Lorraine M. Thramer</b> Street or Other Mailing Address <b>620 West Hynes Ave.</b> City <b>O'Neill</b> State <b>NE</b> Zip Code <b>68763</b> Phone Number <b>NA</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Blue Hill Treasure Trove, Inc.</b> Street or Other Mailing Address <b>522 West Gage Street</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>NA</b> Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$60,860**

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

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

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

18 Address of Property  
**554 West Gage Street  
Blue Hill, NE 68930**

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

18a  No address assigned 18b  Vacant land

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

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

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

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

**Matthew D. Baack** (402) 834-3300  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney at Law  
Signature of Grantee or Authorized Representative Title Date **3/30/23**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>31</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt # 25</b>	28 Recording Data <b>BK202319 574</b>

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/30/23  
\$ Ex025 By AS

Bk 2023, Pg 574

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

*Allyssa King*

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: 3/24, 2023.

*Timothy F. Thramer*

Timothy F. Thramer, *Grantor*

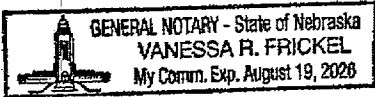
*Lorraine M. Thramer*

Lorraine M. Thramer, *Grantor*

STATE OF NEBRASKA )

COUNTY OF Holt ) ss.  
)

The foregoing instrument was acknowledged before me on the 24 day of March 2023, by **Timothy F. Thrumer and Lorraine M. Thrumer**, husband and wife, *Grantor*.



Vanessa R Frickel  
Notary Public

Vanessa R Frickel  
Printed Name

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	582	3/20/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		82		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136		
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000		168,640		GRASSLAND	1G1							
	1A	36.000		195,840			1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1	83.700		417,665			4G1							
	4A						4G							
DRYLAND	1D1	6.640		17,265		Shelterbelt/Timber								
	1D	2.300		5,980		Accretion								
	2D1					Waste								
	2D	2.690		6,145		Other								
	3D1	19.140		43,735		<b>AG LAND TOTAL</b>	193.960		875,630					
	3D					Roads	5.000							
	4D1					Farm Sites	1.000		13,840					
	4D	12.490		20,360		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			13,900		<b>Non-AG TOTAL</b>	6.000		13,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; TRANSFER UNDIVIDED INTEREST TO SURVIVING SPOUSE & CHILDRE	
Comments from	Comments:
001108900 001718700	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>20</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>27</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Estate of Steven K. Krueger, Deceased</b> Street or Other Mailing Address <b>P.O. Box 13</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-3540</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>SEE ATTACHED</b> Street or Other Mailing Address City State Zip Code Phone Number <b>(402) 469-3540</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$242,898**

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Debra Krueger**  
**P.O. Box 13**  
**Blue Hill, NE 68930**

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

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

*Debra Krueger* Grantee  
 Signature of Grantee or Authorized Representative Title

3-27-23  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	28 Recording Data <u>BK 2023, pg 582</u>

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

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  $\frac{1}{4}$ ) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

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

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<sup>th</sup> P.M., Webster County, Nebraska,





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	583	3/22/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002202100	83	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	8	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
221,125		221,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	5.200	7,280						
1A				1G	23.500	32,900						
2A1				2G1	31.000	43,400						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	5.000	13,000		Shelterbelt/Timber								
1D				Accretion								
2D1	13.610	35,385		Waste	35.700	9,995						
2D	11.390	26,025		Other								
3D1				<b>AG LAND TOTAL</b>		<b>158.000</b>		<b>221,125</b>				
3D				Roads	2.000							
4D1				Farm Sites								
4D	32.600	53,140		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>		<b>2.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; DEED BETWEEN BROTHERS TRANSFER PROPERTY TO LLC	
<b>Comments from</b>	<b>Comments:</b>
002202100	

(Continue on back)

# Real Estate Transfer Statement 83

FORM  
**521**

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>22</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>03</u> Day <u>22</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Mark A. Arneson and Marion A. Arneson</b> Street or Other Mailing Address <b>518 Lincoln St.</b> City <b>Wayne</b> State <b>NE</b> Zip Code <b>68787</b> Phone Number <b>(402) 369-1428</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Walnut Creek Bluff Farm, LLC, a NE limited liability company</b> Street or Other Mailing Address <b>518 Lincoln St.</b> City <b>Wayne</b> State <b>NE</b> Zip Code <b>68787</b> Phone Number <b>(402) 369-1428</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

8 Type of Deed		10 Type of Transfer	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Court Decree	

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Self <input type="checkbox"/> Other	

14 What is the current market value of the real property? <b>\$217,360</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property  18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Walnut Creek Bluff Farm, LLC (c/o Marion A. Arneson)</b> <b>518 Lincoln St.</b> <b>Wayne, NE 68787</b>	

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

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

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

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

**Marion A. Arneson** (402) 369-1428  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Title **Manager for Grantee** Date **03/22/2023**

26 Date Deed Recorded Mo. <u>4</u> Day <u>3</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number <b>\$ Exempt # 5b</b>		28 Recording Data <b>BK 2023, pg 583</b>		For Dept. Use Only	
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Grantee—Retain a copy of this document for your records.

# Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?  Yes  No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?  Yes  No

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

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


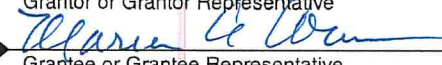
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Mark A. Arneson	1
Marion A. Arneson	1

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Mark A. Arneson	1
Marion A. Arneson	1
(Walnut Creek Bluff Farm, LLC)	

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

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

sign here		Grantor	3/22/23
	Grantor or Grantor Representative	Title	Date
		Manager for Grantee	3/22/23
	Grantee or Grantee Representative	Title	Date

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of April A.D., 2023, at 8:44 o'clock A.M. Recorded in Book 2023 on Page 583-584  
Abbey Huns County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-3-23  
\$ Exempt 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 6<sup>th</sup> 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.

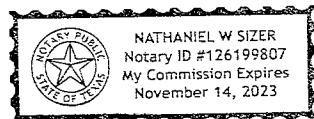
Mark A. Arneson  
Mark A. Arneson

Patricia A. Decker  
Patricia A. Decker

Marion A. Arneson  
Marion A. Arneson

STATE OF TEXAS, COUNTY OF TARRANT, ss.

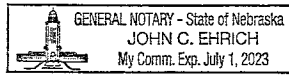
The foregoing instrument was acknowledged before me on March 22, 2023, Mark A. Arneson and Patricia A. Decker, husband and wife.

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

Notary Public  
Notary Public

STATE OF NEBRASKA, COUNTY OF DAKOTA, ss.

The foregoing instrument was acknowledged before me on March 14<sup>th</sup>, 2023, Marion A. Arneson, a single person.



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

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	592	3/31/2023	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001910900		84		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	27	1	00000	1	000	8765		
Land		Improvements		Total		Date of Sale Property Classification Code								
47,840		171,055		218,895		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G		9.000			9,000		
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>			9.000			9,000		
	3D					Roads								
	4D1					Farm Sites			1.000			13,840		
	4D					Home Sites			1.000			25,000		
						Recreation								
	Dwellings					Other						133,935		
	Outbuildings											37,120		
						<b>Non-AG TOTAL</b>			2.000			38,840		

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b> 001910900	<b>Comments:</b>

(Continue on back)



# Real Estate Transfer Statement

84

FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 03 Day 31 Yr. 2023		4 Date of Deed Mo. 03 Day 31 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Loretta E. Kowalski Street or Other Mailing Address 524 N. 13th St. City Hebron State NE Zip Code 68370 Phone Number 402-746-4278 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Herman and Jennifer Herman Street or Other Mailing Address 1090 Road J City Red Cloud State NE Zip Code 68970 Phone Number (605) 464-1146 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$280,500

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

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

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

18 Address of Property  
1090 Road J  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$	280,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	280,500.00

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

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

sign here Danielle L. Kelley  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Closing Dept. Manager  
 Title  
 (402) 463-4198  
 Phone Number  
 03-31-2023  
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 3 Yr. 23	27 Value of Stamp or Exempt Number \$ 632.25	28 Recording Data BK 2023, p 592	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

**Exhibit "A"**

**A tract of land located in the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said NE¼ which is the True Point of Beginning; thence S00°00'00"W, along the East line of said NE¼, 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.**



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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 04/03/23  
\$ 632.25 By AS

Bk 2023, Pg 592

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 03 day of April A.D., 2023, at 08:58 o'clock AM. Recorded in Book 2023 on Page 592

*Abbey [Signature]*

County Clerk

Fee: \$10.00 By: 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 (NE¼) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said NE¼ which is the True Point of Beginning; thence S00°00'00"W, along the East line of said NE¼, 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:

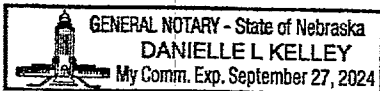
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed 03-31-2023

*Loretta E. Kowalski by Joan Johnson*  
Loretta E. Kowalski by Joan Johnson, attorney-in-fact *attorney in fact*

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 3<sup>rd</sup> day of March, 2023, before me personally appeared **Joan Johnson, attorney-in-fact for Loretta E. Kowalski.**



*Danielle L. Kelley*  
Notary Public - *Danielle L. Kelley*

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	615	11/5/2012	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001711900		85		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	17	1	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
63,830		73,460		137,290		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 7					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						<b>AG LAND TOTAL</b>							
	3D						Roads		1.140					
	4D1						Farm Sites		1.000				13,840	
	4D						Home Sites		9.010				49,990	
							Recreation							
	Dwellings				61,575		Other							
	Outbuildings				11,885		<b>Non-AG TOTAL</b>		11.150				63,830	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER LIFE ESTATE	
<b>Comments from</b>	<b>Comments:</b>
001711900	

(Continue on back)

# Real Estate Transfer Statement

85

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>5</u> Yr. <u>2012</u>		4 Date of Deed Mo. <u>4</u> Day <u>3</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Donna L Kerr</b> Street or Other Mailing Address <b>1782 Road 1400</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>402-460-8622</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ashley R Kerr</b> Street or Other Mailing Address <b>1487 Road Y</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>402-705-4331</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**\$ 169,365**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**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 Total purchase price, including any liabilities assumed .....	22	\$	<b>11000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>11000.00</b>

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

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

**sign here** **Sonja L Krueger POA of Donna L Kerr** **4-3-2023**  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
**Sonja L Krueger POA Donna L Kerr** **4024608622**  
 Signature of Grantee or Authorized Representative Title Date

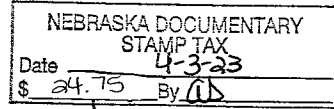
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>24.75</u>	28 Recording Data <b>BK2023, Pg 615</b>

**Attachment A**

**BEGINNING AT THE NORTHEAST (NE) CORNER OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> 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 SEVENTEEN (17); THENCE EAST ALONG THE NORTH LINE 980 FEET TO THE POINT OF BEGINNING.**

State of Nebraska }  
 County of Webster } ss.

Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 3 day  
 of April A.D., 20 23, at 11:38  
 o'clock AM. Recorded in Book 2023  
 on Page 615  
Abbey Hennig County Clerk  
1000 Deputy  
 Ind      Comp      Assessor      Carded     



**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<sup>TH</sup> 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 SEVENTEEN (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:

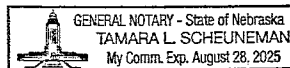
- a. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of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

**Executed on April 3, 2023**

Sonja L Krueger  
 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.



Tamara L Scheuneman  
 Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	645	2/1/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001402401		86		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	5	0	00000	1	000	3705		
Land		Improvements		Total		Date of Sale Property Classification Code								
102,360				102,360		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	4.200				2,100		
	2A1						2G1	6.790				3,395		
	2A						2G	12.780				6,390		
	3A1						3G1							
	3A						3G							
	4A1						4G1	1.080				540		
	4A						4G	4.630				2,315		
DRYLAND	1D1	7.230		18,800		Shelterbelt/Timber								
	1D					Accretion		8.220						
	2D1	26.470		68,820		Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>71.400</b>				<b>102,360</b>		
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORP CORRECTIVE WD; TRANSFER FROM FAMILY CORP TO SELF	
Comments from	Comments:
001402401	

(Continue on back)



1402401  
63705



# Real Estate Transfer Statement

86

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 item.

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 02 Day 01 Yr. 2023	4 Date of Deed Mo. 02 Day 24 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rasser Farms, Inc. Street or Other Mailing Address 632 Road H City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4165 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lizabeth L. Rasser Street or Other Mailing Address 632 Road H City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4165 Email Address n/a	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$83,000

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

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

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

18 Address of Property  
Rural  
East Hwy 136  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
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 \_\_\_\_\_

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

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

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

David B. Garwood (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*David B. Garwood* Attorney April 5, 2023  
Signature of Grantee or Authorized Representative Title Date

sign here

### Register of Deed's Use Only

### For Dept. Use Only

26 Date Deed Recorded Mo. 4 Day 5 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BL 2023, Pg 645
---	--	--------------------------------------

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 5 day of April A.D., 2023, at 11:10 o'clock A M. Recorded in Book 223 on Page 645  
Abbey Harig County Clerk  
10.00 10 Deputy  
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>4-5-23</u>
\$ Exempt #4 By	<u>102</u>

**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.

By: Lizabeth L. Rasser  
Lizabeth L. Rasser, President

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February 24, 2023 by Lizabeth L. Rasser, President of Rasser Farms, Inc.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	653	4/6/2023	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001108900		87	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code							
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1	31.000	168,640			GRASSLAND	1G1						
	1A	36.000	195,840				1G						
	2A1						2G1						
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1	83.700	417,665				4G1						
	4A						4G						
DRYLAND	1D1	6.640	17,265			Shelterbelt/Timber							
	1D	2.300	5,980			Accretion							
	2D1					Waste							
	2D	2.690	6,145			Other							
	3D1	19.140	43,735			<b>AG LAND TOTAL</b>		<b>193.960</b>	<b>875,630</b>				
	3D					Roads		5.000					
	4D1					Farm Sites		1.000	13,840				
	4D	12.490	20,360			Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings		13,900			<b>Non-AG TOTAL</b>		<b>6.000</b>	<b>13,840</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORRECTIVE PR DEED OF DISTRIBUTION	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	

(Continue on back)

# Real Estate Transfer Statement

87

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 6 Yr. 2023	4 Date of Deed Mo. 4 Day 6 Yr. 2023
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Steven K. Krueger, Deceased Street or Other Mailing Address P.O. Box 13 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-3540 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA	
---	--	--	--

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

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

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

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

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

14 What is the current market value of the real property? \$242,898	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger 41 Sonja Drive Doniphan, NE 68832
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \$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  
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here

*Debra Krueger* Grantee  
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 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2023, Pg 453
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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  $\frac{1}{4}$ ) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

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

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<sup>th</sup> 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 6 day of April A.D., 2023, at 2:16 o'clock P.M. Recorded in Book 2023 on Page 653-654  
Abbey Horvath County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-6-23  
~~\$ Exempt #4~~ By AD

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

**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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> 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.

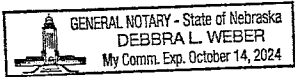
Executed April 6, 2023.

THE ESTATE OF STEVEN K. KRUEGER,  
DECEASED

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

STATE OF NEBRASKA    )  
                                  )ss.  
COUNTY OF ADAMS    )

The foregoing instrument was acknowledged before me on  
April 6, 2023, by Debra Krueger, Personal Representative of the Estate of  
Steven K. Krueger, Deceased, Grantor.



*Debra L. Weber*  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	655	3/10/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		88		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136		
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000	168,640	GRASSLAND	1G1									
	1A	36.000	195,840		1G									
	2A1				2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	83.700	417,665		4G1									
	4A				4G									
DRYLAND	1D1	6.640	17,265	Shelterbelt/Timber										
	1D	2.300	5,980	Accretion										
	2D1			Waste										
	2D	2.690	6,145	Other										
	3D1	19.140	43,735	<b>AG LAND TOTAL</b>		193.960		875,630						
	3D			Roads		5.000								
	4D1			Farm Sites		1.000		13,840						
	4D	12.490	20,360	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		13,900	<b>Non-AG TOTAL</b>		6.000		13,840						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER INTO FAMILY LLC	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	

(Continue on back)



# Real Estate Transfer Statement

FORM  
**521**

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>10</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>10</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Mariel J. Krueger and Mariel J. Krueger Revocable Trust</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$531,047**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Mariel J. Krueger, Managing Member  
 K & M Krueger Family Farms, L.L.C.  
 41 Sonja Drive  
 Doniphan, NE 68832**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Grantor's life estate 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.**

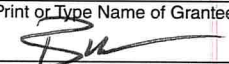
21 If agricultural, list total number of acres transferred in this transaction 199.96.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number §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.**  
 Print or Type Name of Grantee or Authorized Representative

**sign here**  **Attorney for Grantee**  
 Signature of Grantee or Authorized Representative Title

**(402) 462-5353**  
 Phone Number  
**4-4-2023**  
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 50</u>	28 Recording Data <u>BK2023, Pg 655</u>	

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





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	656	3/10/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		89		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136		
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000	168,640	GRASSLAND	1G1									
	1A	36.000	195,840		1G									
	2A1				2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	83.700	417,665		4G1									
	4A				4G									
DRYLAND	1D1	6.640	17,265	Shelterbelt/Timber										
	1D	2.300	5,980	Accretion										
	2D1			Waste										
	2D	2.690	6,145	Other										
	3D1	19.140	43,735	<b>AG LAND TOTAL</b>		<b>193.960</b>	<b>875,630</b>							
	3D			Roads		5.000								
	4D1			Farm Sites		1.000	13,840							
	4D	12.490	20,360	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		13,900	<b>Non-AG TOTAL</b>		<b>6.000</b>	<b>13,840</b>							

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

# Real Estate Transfer Statement

89

**FORM 521**

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>10</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>3</u> Day <u>10</u> Yr. <u>2023</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Karen S. Schultz and Jeff Schultz</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Email Address <b>NA</b>	
---	--	---	--

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>Estate Planning</u>
---	--	---	---	--	--	---

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

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

14 What is the current market value of the real property? <b>\$341,387</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Marjel J. Krueger, Managing Member K &amp; M Krueger Family Farms, L.L.C. 41 Sonja Drive Doniphan, NE 68832</b>
------------------------	--

20 Legal Description (Attach additional pages, if needed.)  
Grantor's ~~entire~~ 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 199.96.

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

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

**Attorney for Grantee**  
Signature of Grantee or Authorized Representative Title Date 4-23

26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>		28 Recording Data <u>BK 2023, 656</u>		For Dept. Use Only	
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Grantee—Retain a copy of this document for your records.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	657	3/16/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		90		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000	168,640	GRASSLAND	1G1									
	1A	36.000	195,840		1G									
	2A1				2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	83.700	417,665		4G1									
	4A				4G									
DRYLAND	1D1	6.640	17,265	Shelterbelt/Timber										
	1D	2.300	5,980	Accretion										
	2D1			Waste										
	2D	2.690	6,145	Other										
	3D1	19.140	43,735	<b>AG LAND TOTAL</b>		193.960		875,630						
	3D			Roads		5.000								
	4D1			Farm Sites		1.000		13,840						
	4D	12.490	20,360	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		13,900	<b>Non-AG TOTAL</b>		6.000		13,840						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER TO FAMILY LLC	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	

(Continue on back)



# Real Estate Transfer Statement

90

FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2023		4 Date of Deed Mo. 3 Day 16 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Gilbert and Robin Gilbert Street or Other Mailing Address 402 S. Brown Ave City Clay Center State NE Zip Code 68933 Phone Number - 402-469-9330 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$56,897

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 199.96

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(5)(a)

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

**sign here** **K & M Krueger Family Farms, LLC** See attached  
Print or Type Name of Grantee or Authorized Representative

**Attorney for Grantee**  
Signature of Grantee or Authorized Representative Title Phone Number (402) 462-5353  
Date 4-23

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2023, Pg 657

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

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

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 16 day of April A.D., 2023, at 2:28 o'clock P.M. Recorded in Book 2023 on Page 657  
Albey Harris County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-6-23  
\$ 5.00 Exempt # 5A By AD

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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed March 16<sup>th</sup>, 2023.

Richard A. Gilbert  
RICHARD GILBERT

Robin Gilbert  
ROBIN GILBERT

STATE OF NEBRASKA )  
COUNTY OF Clay ) ss.

The foregoing instrument was acknowledged before me on March 16, 2023, by Richard Gilbert and Robin Gilbert, Husband and Wife, Grantors.

State of Nebraska - General Notary  
KELAN J ROGERS  
My Commission Expires  
June 15, 2026

Kelani J. Rogers  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	658	3/17/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		91		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000		168,640		GRASSLAND	1G1							
	1A	36.000		195,840			1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1	83.700		417,665			4G1							
	4A						4G							
DRYLAND	1D1	6.640		17,265		Shelterbelt/Timber								
	1D	2.300		5,980		Accretion								
	2D1					Waste								
	2D	2.690		6,145		Other								
	3D1	19.140		43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
	3D					Roads		5.000						
	4D1					Farm Sites		1.000		13,840				
	4D	12.490		20,360		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

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



# Real Estate Transfer Statement

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>17</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>3</u> Day <u>17</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Danielle N. Anderson and Matt Anderson</b> Street or Other Mailing Address <b>685 Sunset Dr</b> City <b>Dannebrog</b> State <b>NE</b> Zip Code <b>68831</b> Phone Number <b>(402) 984-5892</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>\$113,795</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

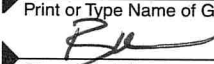
18 Address of Property  18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Marjel J. Krueger, Managing Member K &amp; M Krueger Family Farms, L.L.C. 41 Sonja Drive Doniphan, NE 68832</b>
--	--

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 199.96

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \$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.**  
Print or Type Name of Grantee or Authorized Representative  
  
Signature of Grantee or Authorized Representative  
Attorney for Grantee  
Title  
Phone Number **(402) 462-5353**  
Date **4-4-23**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2023 Pg 658</u>



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	659	3/24/2023	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001108900	92	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136
Land	Improvements	Total		Date of Sale Property Classification Code								
889,470	13,900	903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	31.000	168,640		GRASSLAND 1G1								
1A	36.000	195,840		1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1	83.700	417,665		4G1								
4A				4G								
DRYLAND 1D1	6.640	17,265		Shelterbelt/Timber								
1D	2.300	5,980		Accretion								
2D1				Waste								
2D	2.690	6,145		Other								
3D1	19.140	43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>	<b>875,630</b>					
3D				Roads		5.000						
4D1				Farm Sites		1.000	13,840					
4D	12.490	20,360		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>	<b>13,840</b>					

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



# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>24</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>24</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Melissa L. Stolley and Brian Stolley</b> Street or Other Mailing Address <b>702 Edgewood Blvd</b> City <b>Papillion</b> State <b>NE</b> Zip Code <b>68046</b> Phone Number <b>(402) 598-5630</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$113,795**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Mariel J. Krueger, Managing Member  
K & M Krueger Family Farms, L.L.C.  
41 Sonja Drive  
Doniphan, NE 68832**

18a  No address assigned 18b  Vacant land

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.**

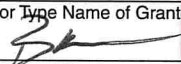
21 If agricultural, list total number of acres transferred in this transaction 199.96.

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

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

**sign here**  Attorney for Grantee  
Signature of Grantee or Authorized Representative Title Date 4-4-23

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt # 5b</b>	28 Recording Data <b>BK2023, Pg 659</b>

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of April A.D., 2023, at 2:34 o'clock a M. Recorded in Book 2023 on Page 659  
Abbey Haring County Clerk  
AD Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-6-23  
\$ Exempt By AD

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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed March 24, 2023.

Melissa Stolley  
MELISSA L. STOLLEY

Brian Stolley  
BRIAN STOLLEY

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF Douglas            )

The foregoing instrument was acknowledged before me on March 24, 2023, by Melissa L. Stolley and Brian Stolley, Wife and Husband, Grantors.

GENERAL NOTARY - State of Nebraska  
MARCI A. CARROLL  
My Comm. Exp. May 18, 2026

Marci Carroll  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	660	3/16/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		93		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		31.000		168,640		GRASSLAND 1G1								
1A		36.000		195,840		1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1		83.700		417,665		4G1								
4A						4G								
DRYLAND 1D1		6.640		17,265		Shelterbelt/Timber								
1D		2.300		5,980		Accretion								
2D1						Waste								
2D		2.690		6,145		Other								
3D1		19.140		43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
3D						Roads		5.000						
4D1						Farm Sites		1.000		13,840				
4D		12.490		20,360		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER TO FAMILY LLC	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	

(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.

93

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2023		4 Date of Deed Mo. 3 Day 16 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jason A. Gilbert and Vicki Gilbert Street or Other Mailing Address 408 Charleston dr City Papillion State NE Zip Code 68133 Phone Number (402) 672-0920 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C. Street or Other Mailing Address 41 Sonja Drive City Doniphan State NE Zip Code 68832 Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$113,795

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Mariel J. Krueger, Managing Member  
K & M Krueger Family Farms, L.L.C.  
41 Sonja Drive  
Doniphan, NE 68832

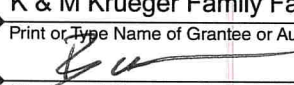
20 Legal Description (Attach additional pages, if needed.)  
Grantor's remainder interest in the SW 1/4 of Section 18, Township 2 North, Range 9 West of the 6th P.M., and the NE 1/4 of the SE 1/4 of Section 36, Township 4 North, Range 10 West of the 6th P.M., all in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 199.96

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

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

**sign here**  Attorney for Grantee  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative Title Date  
(402) 462-5353  
Phone Number  
4-4-23  
Date

26 Date Deed Recorded Mo. 4 Day 6 Yr. 23		27 Value of Stamp or Exempt Number \$ Exempt # 5b		28 Recording Data BK 2023, Pg 660		For Dept. Use Only	
---	--	--	--	--------------------------------------	--	--------------------	--

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



State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of April A.D., 20 23, at 2:37 o'clock AM. Recorded in Book 2023 on Page 660  
Antony Harris County Clerk  
AD Deputy  
Ind 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-6-23  
\$ Exempt By AD

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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed March 16, 2023.

Jason A. Gilbert  
JASON A. GILBERT

Vicki Gilbert  
VICKI GILBERT

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Sarpy )

The foregoing instrument was acknowledged before me on March 16, 2023, by Jason A. Gilbert and Vicki Gilbert, Husband and Wife, Grantors.

GENERAL NOTARY-State of Nebraska  
KYLIE M SPURGEON  
My Comm. Exp. June 12, 2026

Kylie M. Spurgeon  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	661	4/6/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		94		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 8		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		31.000		168,640		GRASSLAND 1G1								
1A		36.000		195,840		1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1		83.700		417,665		4G1								
4A						4G								
DRYLAND 1D1		6.640		17,265		Shelterbelt/Timber								
1D		2.300		5,980		Accretion								
2D1						Waste								
2D		2.690		6,145		Other								
3D1		19.140		43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
3D						Roads		5.000						
4D1						Farm Sites		1.000		13,840				
4D		12.490		20,360		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	
(Continue on back)	

# Real Estate Transfer Statement

94

FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 4 Day 6 Yr. 23		4 Date of Deed Mo. 4 Day 6 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Debra Krueger Street or Other Mailing Address P.O. Box 13 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-3540 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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

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

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

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

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

14 What is the current market value of the real property? \$60,725		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger 41 Sonja Drive Doniphan, NE 68832	
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.)  
Grantor's one-fourth 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 199.96

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \$76-902(5)(a)

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

Debra Krueger

(402) 469-3540

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

*Debra Krueger*  
Signature of Grantee or Authorized Representative

Grantee

4-6-23  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2023, Pg 661	

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

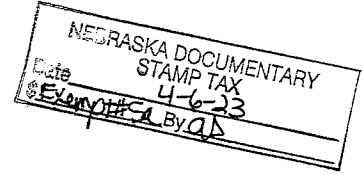
Joshua Krueger  
P.O. Box 13  
Blue Hill, NE 68930  
402.469.3540

LEGAL DESCRIPTION:

The Southwest Quarter (SW  $\frac{1}{4}$ ) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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<sup>th</sup> 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 6 day  
 of April A.D., 2023, at 2:40  
 o'clock p.M. Recorded in Book 2023  
 on Page 661  
Abbey Havig 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**

DEBRA KRUEGER, a single person, GRANTOR, in consideration of One and  
 00/100 (\$1.00) Dollar and other valuable consideration received from GRANTEES,  
 CARISA COX, a married person, JESSICA REYES, a married person, and JOSHUA  
 KRUEGER, a single person, quitclaims to GRANTEES, 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 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County,  
 Nebraska.

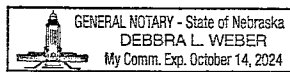
Executed this 6<sup>th</sup> day of April, 2023.

Debra Krueger  
 DEBRA KRUEGER

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on  
April 6, 2023, by Debra Krueger, a single person, Grantor.

Debra L. Weber  
 Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	662	3/16/2023	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001108900	95	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136
Land	Improvements	Total		Date of Sale Property Classification Code								
889,470	13,900	903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	31.000	168,640		GRASSLAND 1G1								
1A	36.000	195,840		1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1	83.700	417,665		4G1								
4A				4G								
DRYLAND 1D1	6.640	17,265		Shelterbelt/Timber								
1D	2.300	5,980		Accretion								
2D1				Waste								
2D	2.690	6,145		Other								
3D1	19.140	43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
3D				Roads		5.000						
4D1				Farm Sites		1.000		13,840				
4D	12.490	20,360		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

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



# Real Estate Transfer Statement

95

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 3 Day 16 Yr. 2023		4 Date of Deed Mo. 3 Day 16 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carisa Cox and Jeff Cox Street or Other Mailing Address P.O. Box 522 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-1347 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C. Street or Other Mailing Address 41 Sonja Drive City Doniphan State NE Zip Code 68832 Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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

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

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

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

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

14 What is the current market value of the real property? \$113,795	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Mariel J. Krueger, Managing Member K & M Krueger Family Farms, L.L.C. 41 Sonja Drive Doniphan, NE 68832
------------------------	--

18a  No address assigned 18b  Vacant land

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 199.96

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

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

sign here	Print or Type Name of Grantee or Authorized Representative K & M Krueger Family Farms, L.L.C.	Attorney for Grantee	(402) 462-5353 Phone Number
	Signature of Grantee or Authorized Representative	Title	4-5-23 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2023, Pg 662

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





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	663	3/10/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		96		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136		
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000		168,640		GRASSLAND	1G1							
	1A	36.000		195,840			1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1	83.700		417,665			4G1							
	4A						4G							
DRYLAND	1D1	6.640		17,265		Shelterbelt/Timber								
	1D	2.300		5,980		Accretion								
	2D1					Waste								
	2D	2.690		6,145		Other								
	3D1	19.140		43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
	3D					Roads		5.000						
	4D1					Farm Sites		1.000		13,840				
	4D	12.490		20,360		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

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

# Real Estate Transfer Statement

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jessica Reyes and Edel Reyes Street or Other Mailing Address 1901 Cypress Way City Pleasant Hill State MO Zip Code 64080 Phone Number (402) 297-8870 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C. Street or Other Mailing Address 41 Sonja Drive City Doniphan State NE Zip Code 68832 Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address NA	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$113,795

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Mariel J. Krueger, Managing Member  
K & M Krueger Family Farms, L.L.C.  
41 Sonja Drive  
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 199.96

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

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

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Attorney for Grantee

Date

45-23

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

26 Date Deed Recorded Mo. 4 Day 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2023, Pg 663
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State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 663

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 6 day  
of April A.D., 20 23, at 2:45  
o'clock P.M. Recorded in Book 2023  
on Page 663  
Abbey Harris County Clerk  
AD Deputy  
Ind 10.00 Comp Assessor AS Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-6-23  
\$ Exempt By AD

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

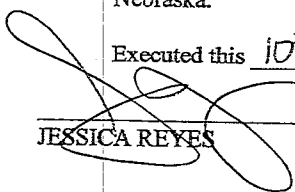
**QUITCLAIM DEED**


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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed this 10<sup>th</sup> day of March, 2023.

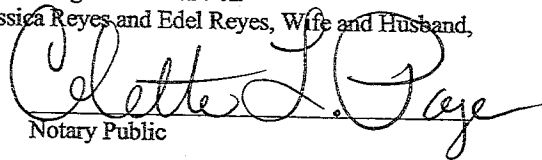
  
\_\_\_\_\_  
JESSICA REYES

  
\_\_\_\_\_  
EDEL REYES

STATE OF MISSOURI )  
COUNTY OF Cass ) ss.

The foregoing instrument was acknowledged before me on March 10<sup>th</sup>, 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

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	664	3/14/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		97		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000		168,640		GRASSLAND	1G1							
	1A	36.000		195,840			1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1	83.700		417,665			4G1							
	4A						4G							
DRYLAND	1D1	6.640		17,265		Shelterbelt/Timber								
	1D	2.300		5,980		Accretion								
	2D1					Waste								
	2D	2.690		6,145		Other								
	3D1	19.140		43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
	3D					Roads		<b>5.000</b>						
	4D1					Farm Sites		<b>1.000</b>		<b>13,840</b>				
	4D	12.490		20,360		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

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)											



# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>3</b> Day <b>10</b> Yr. <b>2023</b>		4 Date of Deed Mo. <b>3</b> Day <b>10</b> Yr. <b>2023</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Joshua Krueger</b> Street or Other Mailing Address <b>P.O. Box 13</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(816) 898-5928</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$113,795**

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Mariej J. Krueger, Managing Member  
K & M Krueger Family Farms, L.L.C.  
41 Sonja Drive  
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.**

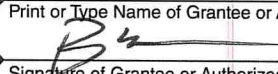
21 If agricultural, list total number of acres transferred in this transaction **199.96**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **\$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.**  
Print or Type Name of Grantee or Authorized Representative

**sign here**  **Attorney for Grantee**  
Signature of Grantee or Authorized Representative Title

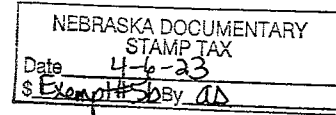
**(402) 462-5353**  
Phone Number  
**4523**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>4</b> Day <b>6</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 5b</b>	28 Recording Data <b>BK2023, Pg 664</b>	

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of April A.D., 2023, at 2:47 o'clock A.M. Recorded in Book 2023 on Page 664  
Abbey Harris 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**

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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

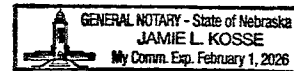
Executed this 14 day of March, 2023.

Joshua Krueger  
JOSHUA KRUEGER

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ~~ADAMS~~ Webster )

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

Jamie L. Kosse  
Notary Public





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	665	3/28/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		98		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 8		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		31.000	168,640			GRASSLAND 1G1								
1A		36.000	195,840			1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1		83.700	417,665			4G1								
4A						4G								
DRYLAND 1D1		6.640	17,265			Shelterbelt/Timber								
1D		2.300	5,980			Accretion								
2D1						Waste								
2D		2.690	6,145			Other								
3D1		19.140	43,735			<b>AG LAND TOTAL</b>		<b>193.960</b>	<b>875,630</b>					
3D						Roads		5.000						
4D1						Farm Sites		1.000	13,840					
4D		12.490	20,360			Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings			13,900			<b>Non-AG TOTAL</b>		<b>6.000</b>	<b>13,840</b>					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER TO SISTER-IN-LAWS	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	
(Continue on back)	

# Real Estate Transfer Statement

FORM  
**521**

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

98

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer <b>38</b> Mo. <u>3</u> Day <u>16</u> Yr. <u>2023</u>		4 Date of Deed <b>28</b> Mo. <u>3</u> Day <u>16</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Cody Hanson</b> Street or Other Mailing Address <b>3205 S. KAPRISAL AVE</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>SEE ATTACHED</b> Street or Other Mailing Address			
Phone Number <b>402-984</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>NA</b>				Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$42,673**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Mariel J. Krueger**  
**41 Sonja Drive**  
**Hastings, NE 68901**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Grantor's possible remainder interest in the SW 1/4 of Section 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 County, NE

21 If agricultural, list total number of acres transferred in this transaction 199.96

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

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

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, LLC** *See attached* (402) 462-5353  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Attorney for Grantee**  
Signature of Grantee or Authorized Representative Title Date **4-4-23**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>96.75</u>	28 Recording Data <b>BK2023, Pg 165</b>

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

sign here

GRANTEES:

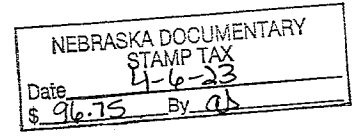
Kayla J. Priest  
750 S. 14<sup>th</sup> Ave  
Washington, IA 52353  
402.984.3388

Whitney J. Van Veldhuizen  
2732 190<sup>th</sup> St  
Rock rapids, IA 51246  
402.469.0677

Tori D. James  
1823 W. 4<sup>th</sup> St  
Hastings, NE 68901  
402.469.0826

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 6 day of April A.D., 2023, at 2:50 o'clock P.M. Recorded in Book 2023 on Page 665  
Abbott Harris County Clerk  
Lo. 00 8 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**

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):

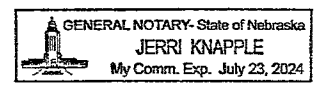
- The Southwest Quarter (SW ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and
- The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 4 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed this 28 day of March, 2023.

[Signature]  
CODY HANSON

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on 3-28, 2023, by Cody Hanson, a single person, Grantor.



[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	666	3/25/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		99		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 8		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		31.000		168,640		GRASSLAND 1G1								
1A		36.000		195,840		1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1		83.700		417,665		4G1								
4A						4G								
DRYLAND 1D1		6.640		17,265		Shelterbelt/Timber								
1D		2.300		5,980		Accretion								
2D1						Waste								
2D		2.690		6,145		Other								
3D1		19.140		43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>		<b>875,630</b>				
3D						Roads		<b>5.000</b>						
4D1						Farm Sites		<b>1.000</b>		<b>13,840</b>				
4D		12.490		20,360		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>		<b>13,840</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER TO FAMILY LLC	
<b>Comments from</b>	<b>Comments:</b>
001108900 001718700	

(Continue on back)



# Real Estate Transfer Statement

99

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 3 Day 25 Yr. 2023		4 Date of Deed Mo. 3 Day 25 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kayla J. Priest and Bradley Priest Street or Other Mailing Address 750 S. 14th Ave City Washington State IA Zip Code 52353 Phone Number (402) 984-3388 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) K & M Krueger Family Farms, L.L.C. Street or Other Mailing Address 41 Sonja Drive City Doniphan State NE Zip Code 68832 Phone Number (402) 461-8935 Is the grantee a 501(c)(3) organization? 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.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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

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

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

14 What is the current market value of the real property? \$113,795				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			

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

18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				Mariel J. Krueger, Managing Member K & M Family Farms, L.L.C. 41 Sonja Drive Hastings, NE 68901			

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 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 County, NE

21 If agricultural, list total number of acres transferred in this transaction 199.96

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number §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 Phone Number  
Signature of Grantee or Authorized Representative Attorney for Grantee  
Title Date  
44-23

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 6 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2023, Pg 666	

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

sign here





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	667	3/25/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		100		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	18	3	00000	1	000	6136		
Land		Improvements		Total		Date of Sale Property Classification Code								
807,165		13,900		821,065		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	31.000	168,640	GRASSLAND		1G1								
	1A	36.000	195,840			1G								
	2A1					2G1								
	2A					2G								
	3A1					3G1								
	3A					3G								
	4A1	83.700	417,665			4G1								
	4A					4G								
DRYLAND	1D1	2.000	5,200	Shelterbelt/Timber										
	1D	2.300	5,980	Accretion										
	2D1			Waste										
	2D			Other										
	3D1			<b>AG LAND TOTAL</b>		<b>155.000</b>		<b>793,325</b>						
	3D			Roads		4.000								
	4D1			Farm Sites		1.000		13,840						
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		13,900	<b>Non-AG TOTAL</b>		<b>5.000</b>		<b>13,840</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER TO FAMILY LLC	
<b>Comments from</b>	<b>Comments:</b>
001108900	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>25</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>25</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Whitney Van Veldhuizen and Derek Van Veldhuizen</b> Street or Other Mailing Address <b>2732 190th St</b> City <b>Rock Rapids</b> State <b>IA</b> Zip Code <b>51246</b> Phone Number <b>(402) 469-0677</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b> Phone Number <b>(402) 461-8935</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>			

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

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

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

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.)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

14 What is the current market value of the real property? <b>\$113,795</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Marlei J. Krueger, Managing Member K &amp; M Family Farms, L.L.C. 41 Sonja Drive Hastings, NE 68901</b>	
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

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 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 County, NE**

21 If agricultural, list total number of acres transferred in this transaction 199.96

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number §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.**  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative  
Attorney for Grantee  
Date  
Phone Number **(402) 462-5353**  
**45-23**

<b>Register of Deed's Use Only</b>			<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK2023 Pg 667</u>	

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	668	3/27/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001108900		101		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	18	3	00000	1	000	6136
Land		Improvements		Total		Date of Sale Property Classification Code								
889,470		13,900		903,370		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 8		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		31.000	168,640		GRASSLAND 1G1									
1A		36.000	195,840		1G									
2A1					2G1									
2A					2G									
3A1					3G1									
3A					3G									
4A1		83.700	417,665		4G1									
4A					4G									
DRYLAND 1D1		6.640	17,265		Shelterbelt/Timber									
1D		2.300	5,980		Accretion									
2D1					Waste									
2D		2.690	6,145		Other									
3D1		19.140	43,735		<b>AG LAND TOTAL</b>		<b>193.960</b>	<b>875,630</b>						
3D					Roads		5.000							
4D1					Farm Sites		1.000	13,840						
4D		12.490	20,360		Home Sites									
					Recreation									
Dwellings					Other									
Outbuildings			13,900		<b>Non-AG TOTAL</b>		<b>6.000</b>	<b>13,840</b>						

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



# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>3</b> Day <b>27</b> Yr. <b>2023</b>		4 Date of Deed Mo. <b>3</b> Day <b>27</b> Yr. <b>2023</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Tori D. James and Mason James</b> Street or Other Mailing Address <b>1823 W. 4th Street</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Krueger Family Farms, L.L.C.</b> Street or Other Mailing Address <b>41 Sonja Drive</b> City <b>Doniphan</b> State <b>NE</b> Zip Code <b>68832</b>			
Phone Number <b>(402) 469-0826</b>		Phone Number <b>(402) 461-8935</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>NA</b>				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$113,795**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Marlei J. Krueger, Managing Member  
K & M Family Farms, L.L.C.  
41 Sonja Drive  
Hastings, NE 68901**

18a  No address assigned    18b  Vacant land

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 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 County, NE**

21 If agricultural, list total number of acres transferred in this transaction 199.96

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

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

**Signature** Attorney for Grantee  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>4</b> Day <b>6</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt #5b</b>	28 Recording Data <b>BK2023, Pg 668</b>

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 April A.D., 20 23, at 2:50 o'clock p. M. Recorded in Book 2023 on Page 668  
Abbey Thig County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-6-23  
\$ Exempt # 56 by AS

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 ¼) of Section 18, Township 2 North, Range 9 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed this 27 day of March, 2023.

Tori D James  
TORI D. JAMES

Mason James  
MASON JAMES

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on March 27, 2023, by TORI D. JAMES and MASON JAMES, Wife and Husband, Grantors.

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

Debra L. Weber  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	669	2/17/2023	Base: 91-0002	Affiliated:			Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001902100		102	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	18	0	00000	1	000	8565	
Land		Improvements		Total		Date of Sale Property Classification Code							
214,415				214,415		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1					GRASSLAND	1G1	0.670		940			
	1A						1G	92.120		128,970			
	2A1						2G1	59.320		83,050			
	2A						2G						
	3A1						3G1						
	3A						3G						
	4A1						4G1						
	4A						4G						
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste		2.910		1,455			
	2D					Other							
	3D1					<b>AG LAND TOTAL</b>		<b>155.020</b>		<b>214,415</b>			
	3D					Roads		3.960					
	4D1					Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.960</b>					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>							<b>Total Recapture Value:</b>						
<b>Assessor Comments and Reason for Adjustment:</b>													
TRUSTEE 'S DEED													
<b>Comments from</b>							<b>Comments:</b>						
001902100													
(Continue on back)													

# Real Estate Transfer Statement

102

FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>31</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A. Wilson, Trustee of the John F. Wilson Rev. Trust Street or Other Mailing Address 1059 County Road 26 City Craig State NE Zip Code 68019 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wayne V. Hoffman and Melanie L. Hoffman Street or Other Mailing Address 975 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4642			
Email Address jwilson@unl.edu				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Email Address hoffmanml4@gmail.com				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No **One-half interest**

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

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

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

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

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

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

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

18 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 Southwest 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 \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	170,821	88
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	170,821	88

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.  
**Wayne V. Hoffman** (402) 746-4642

sign here  Print or Type Name of Grantee or Authorized Representative  
**Wayne V. Hoffman** Grantee  
 Signature of Grantee or Authorized Representative Title  
 Phone Number 3/31/2023  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>384.75</u>	28 Recording Data <u>BK 2023, Pg 669</u>

State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 669

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of April A.D., 2023, at 3:37 o'clock PM. Recorded in Book 2023 on Page 669-670  
Abbey Harg County Clerk  
AD Deputy  
Ind 16.00 Comp Assessor AD Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-7-23  
\$ 384.75 By AD

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:

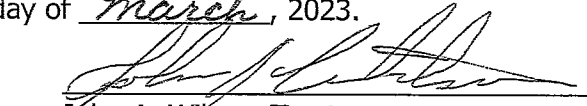
A one-half interest in and to:

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

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

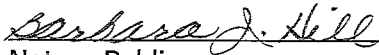
1. is lawfully seized of such real estate and that it is free from encumbrances, except easements of record;
2. has legal power and lawful authority to convey the same.

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 31 day of March, 2023, by John A. Wilson, Trustee of the John F. Wilson Revocable Trust dated September 15, 1997.

  
Notary Public

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



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	671	2/17/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902100		103		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	18	0	00000	1	000	8565		
Land		Improvements		Total		Date of Sale Property Classification Code								
214,415				214,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.670	940					
	1A						1G	92.120	128,970					
	2A1						2G1	59.320	83,050					
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		2.910	1,455					
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		155.020	<b>214,415</b>					
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.960						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED	
<b>Comments from</b>	<b>Comments:</b>
001902100	

(Continue on back)



# Real Estate Transfer Statement

103

FORM  
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>3</u> Day <u>31</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A. Wilson, Trustee of the Marilyn P. Wilson Rev. Trust Street or Other Mailing Address 1059 County Road 26 City Craig State NE Zip Code 68019 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wayne V. Hoffman and Melanie L. Hoffman Street or Other Mailing Address 975 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4642 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address jwilson@unl.edu hoffmanml4@gmail.com	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 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 Southwest 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 \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$	170,821.87
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	170,821.87

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.  
**Wayne V. Hoffman** (402) 746-4642

sign here

Print or Type Name of Grantee or Authorized Representative <u>Wayne V. Hoffman</u>	Grantee	Phone Number 3/31/2023
Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>384.75</u>	28 Recording Data <u>BK 2023, Pg 671</u>



State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 671

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 7 day  
of April A.D., 20 23, at 3:40  
o'clock PM. Recorded in Book 2023  
on Page 671-672  
Abbey Havig County Clerk  
16.00 AD Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-7-23  
\$ 384.75 By AD

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:

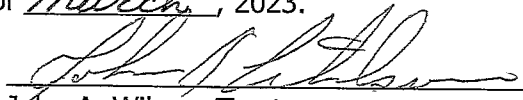
A one-half interest in and to:

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

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

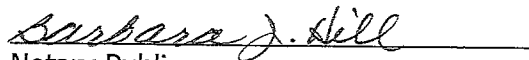
1. is lawfully seized of such real estate and that it is free from encumbrances, except easements of record;
2. has legal power and lawful authority to convey the same.

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 31 day of March, 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

  
Notary Public

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



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	673	2/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902101		104		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
213,415				213,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	28.360		39,705				
	1A						1G	66.930		93,700				
	2A1						2G1	50.120		70,170				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	9.840		9,840				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		155.250		213,415				
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.960						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>						<b>Total Recapture Value:</b>								
<b>Assessor Comments and Reason for Adjustment:</b>														
TRUSTEE 'S DEED														
<b>Comments from</b>						<b>Comments:</b>								
001902101														

(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.

104

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 2023		4 Date of Deed Mo. 3 Day 31 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A. Wilson, Trustee, John F. Wilson Rev. Trust				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Landon W. Hoffman & Brianna C. Hoffman			
Street or Other Mailing Address 1059 County Road 26				Street or Other Mailing Address 2640 S Meadow Lane			
City Craig		State NE		Zip Code 68019		City Hastings	
State NE		Zip Code 68901		Phone Number (402) 746-4647		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address Wilson3@unl.edu				Email Address lwhoffman88@gmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No 1/2 interest

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

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

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

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

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

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

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

18 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 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 \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	174,911.63
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 (402) 746-4647

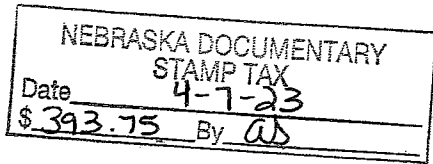
Print or Type Name of Grantee or Authorized Representative (402) 746-4647  
Phone Number

*Landon W. Hoffman* Grantee 3/30/2023  
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 7 Yr. 23	27 Value of Stamp or Exempt Number \$ 393.75	28 Recording Data BK2023, Pg 673	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of April A.D., 2023, at 3:45 o'clock PM. Recorded in Book 2023 on Page 673-674 by Abbey Haug County Clerk AD Deputy 16.00 Ind    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 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 6<sup>th</sup> 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.

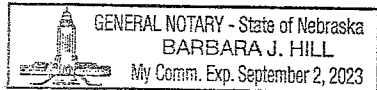
Dated this 31 day of March, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA :  
  : ss  
COUNTY OF BURT :  
  :

The foregoing instrument was acknowledged before me on the 31 day of March, 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.	Book	Page	Sale Date	School District Code										
91	2023	675	2/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902101		105		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
213,415				213,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	28.360	39,705					
	1A						1G	66.930	93,700					
	2A1						2G1	50.120	70,170					
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	9.840	9,840					
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		155.250	213,415					
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.960						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>						<b>Total Recapture Value:</b>								
<b>Assessor Comments and Reason for Adjustment:</b>														
TRUSTEE'S DEED														
<b>Comments from</b>						<b>Comments:</b>								
001902101														

(Continue on back)

# Real Estate Transfer Statement

105

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>28</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>31</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John A. Wilson, Trustee, Marilyn P. Wilson Rev. Trust</b> Street or Other Mailing Address <b>1059 County Road 26</b> City <b>Craig</b> State <b>NE</b> Zip Code <b>68019</b> Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Landon W. Hoffman &amp; Brianna C. Hoffman</b> Street or Other Mailing Address <b>2640 S Meadow Lane</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 746-4647</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>lwhoffman88@gmail.com</b>			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>1/2 interest</u>				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____							
14 What is the current market value of the real property?				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>Anderson Abstract Co.</u> <input type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Same as No. 6</b>			
18a <input checked="" type="checkbox"/> No address assigned		18b <input type="checkbox"/> 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 \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed .....	22	\$	174,911.62
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	174,911.62

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** (402) 746-4647

**sign here**  
Print or Type Name of Grantee or Authorized Representative \_\_\_\_\_ Grantee  
*Landon W Hoffman* Signature of Grantee or Authorized Representative \_\_\_\_\_ Title  
Phone Number **3130/2023**  
Date \_\_\_\_\_

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>393.75</u>	28 Recording Data <u>BK2023 Pg 675</u>





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	677	2/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902200		106		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	19	0	00000	1	000	8580		
Land		Improvements		Total		Date of Sale Property Classification Code								
216,795				216,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	63.160		88,425				
	1A						1G	53.750		75,250				
	2A1						2G1	37.940		53,120				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		154.850		216,795				
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.960						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED	
<b>Comments from</b>	<b>Comments:</b>
001902200	

(Continue on back)

# Real Estate Transfer Statement

106

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 2023		4 Date of Deed Mo. 3 Day 31 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A. Wilson, Trustee, John F. Wilson Revocable Trust Street or Other Mailing Address 1059 County Road 26 City Craig State NE Zip Code 68019 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) L & L Kosse Farms, LLC, a Nebraska limited liability company Street or Other Mailing Address P.O. Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4380 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address jwilson3@unl.edu			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							

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

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

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

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

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

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

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

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	Same as No. 6

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 Total purchase price, including any liabilities assumed	22	\$	171,712.50
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 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.

L & L Kosse Farms, LLC (402) 746-4380  
Print or Type Name of Grantee or Authorized Representative Phone Number  
Signature of Grantee or Authorized Representative Title Grantee Date 3/30/2023

sign here

26 Date Deed Recorded		27 Value of Stamp or Exempt Number		28 Recording Data		For Dept. Use Only	
Mo. 4 Day 7 Yr. 23		\$ 387.00		BK2023, Pg 677			







# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	679	2/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902200		107		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	19	0	00000	1	000	8580		
Land		Improvements		Total		Date of Sale Property Classification Code								
216,795				216,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	63.160		88,425				
	1A						1G	53.750		75,250				
	2A1						2G1	37.940		53,120				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>154.850</b>		<b>216,795</b>				
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.960</b>						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>							<b>Total Recapture Value:</b>							
<b>Assessor Comments and Reason for Adjustment:</b>														
TRUSTEE'S DEED														
<b>Comments from</b>							<b>Comments:</b>							
001902200														

(Continue on back)

Real Estate Transfer Statement

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

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

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

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

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

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

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

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

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

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

18a 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

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

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

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

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







# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	681	2/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902201		108		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000				00	0	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
216,965				216,965		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		32.420		45,390				
1A						1G		53.170		74,440				
2A1						2G1		69.380		97,135				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>154.970</b>		<b>216,965</b>				
3D						Roads		3.960						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						<b>Non-AG TOTAL</b>		<b>3.960</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED	
<b>Comments from</b>	<b>Comments:</b>
001902201	

(Continue on back)

# Real Estate Transfer Statement

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FORM  
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 2023		4 Date of Deed Mo. 3 Day 31 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John A. Wilson, Trustee, John F. Wilson Rev. Trust Street or Other Mailing Address 1059 County Road 26 City Craig State NE Zip Code 68019 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bolin-Wulf, Inc., a Nebraska Corporation Street or Other Mailing Address Attn: Brad Wulf, 971 Road 900 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4343			
Email Address jwilson3@unl.edu				Email Address bkwulf@gpcom.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No 1/2 interest

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

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

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

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

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

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

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

18 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 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 Total purchase price, including any liabilities assumed	22	\$	166,124.13
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	166,124.13

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.  
Bolin-Wulf, Inc., Attn: Brad Wulf  
Print or Type Name of Grantee or Authorized Representative (308) 470-0129  
Phone Number  
Signature of Grantee or Authorized Representative *Brad Wulf* Grantee  
Title  
Date 1/2023

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 7 Yr. 23	27 Value of Stamp or Exempt Number \$ 375.75	28 Recording Data BK2023, Pg 681	For Dept. Use Only
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# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	683	2/28/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001902201		109	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
216,965				216,965		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED 1A1						GRASSLAND 1G1		32.420		45,390			
1A						1G		53.170		74,440			
2A1						2G1		69.380		97,135			
2A						2G							
3A1						3G1							
3A						3G							
4A1						4G1							
4A						4G							
DRYLAND 1D1						Shelterbelt/Timber							
1D						Accretion							
2D1						Waste							
2D						Other							
3D1						<b>AG LAND TOTAL</b>		<b>154.970</b>		<b>216,965</b>			
3D						Roads		3.960					
4D1						Farm Sites							
4D						Home Sites							
						Recreation							
Dwellings						Other							
Outbuildings						<b>Non-AG TOTAL</b>		<b>3.960</b>					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>						<b>Total Recapture Value:</b>							
<b>Assessor Comments and Reason for Adjustment:</b>													
TRUSTEE 'S DEED													
<b>Comments from</b>						<b>Comments:</b>							
001902201													
(Continue on back)													

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 2 Day 28 Yr. 2023
4 Date of Deed Mo. 3 Day 31 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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)

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
14 What is the current market value of the real property?
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18a No address assigned
18b Vacant land
20 Legal Description (Attach additional pages, if needed.)

One-half interest in the Southeast 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

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 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.

Signature of Grantee or Authorized Representative: Brad Wulf, Bolin-Wulf, Inc., Attn: Brad Wulf. Title: Grantee. Phone Number: (308) 470-0129. Date: 1/2023.

Register of Deed's Use Only
26 Date Deed Recorded: No. 4 Day 7 Yr. 23
27 Value of Stamp or Exempt Number: \$ 375.75
28 Recording Data: BK 2023, Pg 683

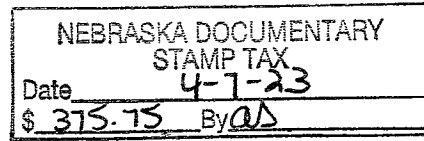
Grantee—Retain a copy of this document for your records.



State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 683

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of April A.D., 2023, at 3:59 o'clock P.M. Recorded in Book 2023 on Page 683-684  
Abbey Harris County Clerk  
He Deputy  
Ind 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 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<sup>th</sup> 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.

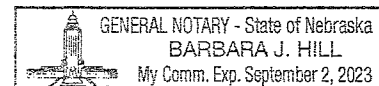
Dated this 31 day of March, 2023.

John A. Wilson  
John A. Wilson, Trustee,

STATE OF NEBRASKA :  
  : ss  
COUNTY OF BURT :  
  :

The foregoing instrument was acknowledged before me on the 31 day of March, 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

Barbara J. Hill  
Notary Public



**CERTIFICATION OF TRUST AFFIDAVIT**

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<sup>th</sup> 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.

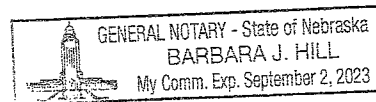
Dated this 31 day of march, 2023.

*John A. Wilson*  
John A. Wilson, Trustee

STATE OF NEBRASKA :  
  :SS  
COUNTY OF BURT     :

The foregoing instrument was acknowledged before me on the 31 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.	Book	Page	Sale Date	School District Code										
91	2023	685	2/17/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001900000		110		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	1	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
230,225				230,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1			GRASSLAND	1G1	90.550	126,770							
	1A				1G	32.610	45,655							
	2A1				2G1	33.120	46,370							
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1			Waste										
	2D			Other										
	3D1			<b>AG LAND TOTAL</b>		<b>156.280</b>	<b>218,795</b>							
	3D			Roads										
	4D1			Farm Sites		1.000	11,430							
	4D			Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		<b>1.000</b>	<b>11,430</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED	
<b>Comments from</b>	<b>Comments:</b>
001900000	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>31</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John A. Wilson, Trustee, John F. Wilson Rev. Trust</b> Street or Other Mailing Address <b>1059 County Road 26</b> City <b>Craig</b> State <b>NE</b> Zip Code <b>68019</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Max Vavricka, a married person</b> Street or Other Mailing Address <b>1215 Road Q</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number				Phone Number <b>(308) 470-0129</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address <b>jwilson3@unl.edu</b>				Email Address <b>maxv2004@hotmail.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No 1/2 interest

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

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

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

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

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

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

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

18 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 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 \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	185,107.50
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		\$	185,107.50

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

Under penalties of law, I declare that I have 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  
 Phone Number  
**3/31/2023**  
 Date

**Max Vavricka**  
 Signature of Grantee or Authorized Representative Title Grantee

26 Date Deed Recorded Mo. <u>4</u> Day <u>1</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ <u>418.50</u>	28 Recording Data <b>BK 2023, Pg 685</b>	For Dept. Use Only
--	--	--	---	--------------------

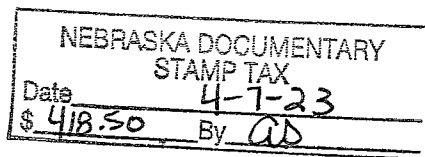
Grantee—Retain a copy of this document for your records.

6224E90F-C474-40BD-9390-5A6C67DC42E8 --- 20230331 12:39:43 -8:00

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 685

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of April A.D., 2023, at 4:03 o'clock P.M. Recorded in Book 2023 on Page 685-686  
Abbey Hanig County Clerk  
16.000 Deputy  
Ind      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 Max Vavricka, a married person, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

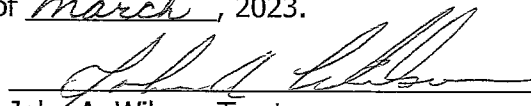
A one-half interest in and to:

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

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

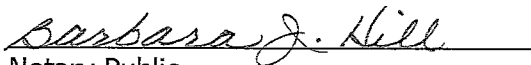
1. is lawfully seized of such real estate and that it is free from encumbrances, except easements of record;
2. has legal power and lawful authority to convey the same.

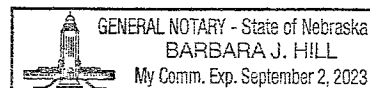
Dated this 31 day of March, 2023.

  
John A. Wilson, Trustee,

STATE OF NEBRASKA :  
  : ss  
COUNTY OF BURT :  
  :

The foregoing instrument was acknowledged before me on the 31 day of March, 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.	Book	Page	Sale Date	School District Code										
91	2023	687	2/17/2023	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001900000		111		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	1	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
230,225				230,225		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	90.550	126,770
1A			1G	32.610	45,655
2A1			2G1	33.120	46,370
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			<b>AG LAND TOTAL</b>	<b>156.280</b>	<b>218,795</b>
3D			Roads		
4D1			Farm Sites	1.000	11,430
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			<b>Non-AG TOTAL</b>	<b>1.000</b>	<b>11,430</b>

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE ' S DEED	
<b>Comments from</b>	<b>Comments:</b>
001900000	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>17</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>3</u> Day <u>31</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John A. Wilson, Trustee, Marilyn P. Wilson Rev. Trust</b> Street or Other Mailing Address <b>1059 County Road 26</b> City <b>Craig</b> State <b>NE</b> Zip Code <b>68019</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Max Vavricka, a married person</b> Street or Other Mailing Address <b>1215 Road Q</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number				Phone Number <b>(308) 470-0129</b>		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>jwilson3@unl.edu</b>				Email Address <b>maxv2004@hotmail.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No 1/2 interest

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

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

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

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

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as No. 6**

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 \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	\$	185,107.50
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	185,107.50

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

Under penalties of law, I declare that I have 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  
Signature of Grantee or Authorized Representative Title Grantee Phone Number  
**Max Vavricka** \_\_\_\_\_ **3/31/2023**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>418.50</u>	28 Recording Data <u>BK2023, Pg 687</u>	

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

6224E90F-C474-40BD-9390-5A6C67DC42E8 --- 2023/03/31 12:38:43 -8:00

State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 687

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 7 day  
of April A.D., 2023, at 4:06  
o'clock P.M. Recorded in Book 2023  
on Page 687-688  
Abbey Hung County Clerk  
AD Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-7-23  
\$ 418.50 By AD

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:

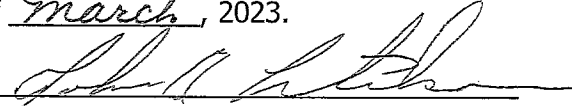
A one-half interest in and to:

The Northwest Quarter of Section 1, Township 2 North, Range 11, West of the 6<sup>th</sup> 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 31 day of March, 2023, by John A. Wilson, Trustee of the Marilyn P. Wilson Revocable Trust dated September 15, 1997.

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

 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 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<sup>th</sup> 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.

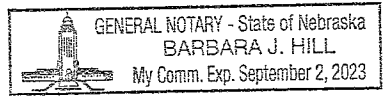
Dated this 31 day of March, 2023.

*John A. Wilson*  
John A. Wilson, Trustee

STATE OF NEBRASKA :  
:SS  
COUNTY OF BURT :

The foregoing instrument was acknowledged before me on the 31 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



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	691	3/11/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000157200	112	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,550	15,235	16,785		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 732				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 77,925				Cost :				
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
JTWD; ADD SPOUSE TO DEED												
<b>Comments from</b>						<b>Comments:</b>						
000157200												
(Continue on back)												

# Real Estate Transfer Statement

112

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>11</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>3</u> Day <u>11</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Richard W. Carl and Bernadette M. Carl</b> Street or Other Mailing Address <b>11 North Cedar Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 257-7199</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Richard W. Carl and Bernadette M. Carl</b> Street or Other Mailing Address <b>11 North Cedar Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 257-7199</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$10,505**

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

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

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

18 Address of Property  
**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-four (24), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska**

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

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

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

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

**Don E. Theobald**  
Print or Type Name of Grantee or Authorized Representative

*Don E. Theobald*  
Signature of Grantee or Authorized Representative

**Attorney**  
Title

**(402) 746-2774**  
Phone Number

\_\_\_\_\_ Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>11</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2023, Pg 691</u>	

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





# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	692	4/11/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000309800		113		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		022	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,995		85,950		87,945		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1925				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,064				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 129,505				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
REVOCABLE LIVING TRUST; TRANSFER BETWEEN PARENT & CHILD														
<b>Comments from</b>				<b>Comments:</b>										
000309800														

(Continue on back)

Real Estate Transfer Statement

113

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

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent...

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 20 Legal Description

21 If agricultural, list total number of acres

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number, Under penalties of law, I declare that I have examined this statement...

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

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-11-23  
\$ Exempt # 50 By AS

# NEBRASKA REVOCABLE LIVING TRUST

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 11 day of April A.D. 2023 at 12:43 o'clock P.M. Recorded in Book 2023 on Page 69a-710  
Carheutang County Clerk  
118.00 Deputy  
Ind  Comp  Assessor  Carded

OF

JEANETTE C PRICE

This Revocable Living Trust dated 12 day of March, 2023

by and between:

## GRANTOR

JEANETTE C PRICE with a mailing address of  
505 W LANCASTER ST (referred to as the "Grantor,") and  
Blue Hill NE

## TRUSTEE

MICHAEL PRICE with a mailing address of  
1101 W. Saline ST (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 FAMILY TRUST 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. Death of the Grantor:** 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

B. 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

- Specifically to MICHAEL PRICE or

\_\_\_\_\_ with Last 4 of Social Security or Tax ID

Number: XXX - XX 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-Pete

(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 DANIEL ESTES of

Lily-TRIXIE-Pete 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. Care of Pet(s). 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 Dollars)

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 \_\_\_  Months  Years then the funds shall be rescinded and given to the individual or organization that possesses the caretaking rights of the pet(s).

- No Funding.

iii. 3<sup>rd</sup> Party Enforcement. At any time during the lifetime of the pet(s)

\_\_\_\_\_ of

\_\_\_\_\_ (referred to as the "3<sup>rd</sup> Party

Enforcer") may intervene to request an accounting for the funds allocated in the Trust for Pets. An accounting may not be requested more than once per year. In addition, from time to time the 3<sup>rd</sup> Party



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 PRICE

Last 4 of Social Security or Tax ID Number: XXX - XX - 3416

Address: 1101 W. Saline ST Blue Hill Nebraska

**Beneficiary #2**

Name: DANIEL GABON 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 Antioch Ca 94507

**Beneficiary #4**

Name: \_\_\_\_\_

Last 4 of Social Security or Tax ID Number: XXX - XX - \_\_\_\_\_

Address: \_\_\_\_\_

E. Failure of All Beneficiaries: 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. Distribution to Any Person Who is Under the Age of 18: 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. Trustee Powers:** 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.
- I. 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 1  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. Dealings With Third Parties:** 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 JILL PRICE with a mailing address of 1101 W. Saline ST Blue Hill Neb. as the Successor Trustee and if he or she shall be unable to fulfill the duties herein, the Grantor appoints \_\_\_\_\_ with a mailing address of \_\_\_\_\_ as the 2<sup>nd</sup> Successor Trustee.



in the event neither is able to serve then the Beneficiaries may decide with a 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. Resignation of Trustee: 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. Certified Copies and Certificate of Trustee or Attorney at Law: Anyone may rely upon a copy hereof certified by a Notary Public to be a true copy of the instrument

F. Trustee's Accountings: 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. Bond: 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. Successor Trustees or Co-Trustees: 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. Compensation of Trustee: 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. Liability of an Individual Trustee: 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. Corporate Trustee: 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. Survival**: 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)

- Is Not Married *WIDOW*

- is married with the spouse known as \_\_\_\_\_ (referred to as the "Grantor's Spouse") and therefore if their death occurs where it cannot be determined whether who died first, the Grantor or the Grantor's Spouse, then the property and assets shall be transferred as follows:

(Check One)

- Grantor Dies First – The Grantor shall be determined as the individual that died first with the estate of the Grantor's Spouse able to claim any and all property, life insurance claims, and any other property in the same right as if the Grantor's Spouse survived the Grantor.

- Grantor Dies Second – The Grantor shall be determined as the individual that died second with the estate of the Grantor's Spouse not able to claim any property, life insurance claims, or any other property in the same right as if the Grantor's Spouse predeceased the Grantor.

**Article 18. Children:** For the purposes 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. Gender References:** 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:

Heather 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 JEANETTE PRICE

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

Trustee's Signature Michael R. Price

Print Name Michael R. Price Date 3/12/23

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 Jill M. Price

Print Name Jill M. Price Date 3/12/2023

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<sup>nd</sup> Successor Trustee's Signature \_\_\_\_\_ Date \_\_\_\_\_

Witness Signature Kaitlyn Kunkel Date 3/12/23

Witness Signature [Signature] Date 3/12/23

#### NOTARY ACKNOWLEDGMENT

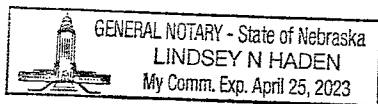
On this 12<sup>th</sup> of March, 2023, personally appeared the above-named Lindsey N Haden and acknowledged the foregoing to be (his/her) free act and deed, before me.

My Commission Expires: April 25, 2023

Lindsey N Haden  
Notary Public

Print Lindsey N Haden

(Seal)



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2023	711	4/12/2023	Base: 65-0011		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000613000		114	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4487			00	0	40010		015	0000	
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>							
2,265		13,010		15,275		Status	Property Type	Zoning	Location	City Size	Parcel Size		
<b>Assessor Location: GUIDE ROCK (GR)</b>				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2				
				<b>Residential</b>				<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :					
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 1,116				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 108,670				Cost :					
<b>Single Family Style: 104</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:					
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>			<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
JTWD													
<b>Comments from</b>						<b>Comments:</b>							
000613000													
(Continue on back)													

6130  
17320

# Real Estate Transfer Statement

114

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 12 Yr. 2023		4 Date of Deed Mo. 4 Day 12 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lorraine Powell Street or Other Mailing Address PO Box 4 City Guide Rock State NE Zip Code 68942 Phone Number 785-443-5717 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jim Allen and Theresa Allen Street or Other Mailing Address 1885 Diamond Rd City Guide Rock State NE Zip Code 68942 Phone Number 402-257-7816 Is the grantee a 501(c)(3) organization? 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.

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$44,000

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

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

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

18 Address of Property  
115 High Street  
Guide Rock, NE 68942

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Three (3) and Four (4), Block Fifteen (15), Vance's Addition to Guide Rock, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	44,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	44,000.00

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

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

Jim Allen  
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: *Jim Allen*

Title: \_\_\_\_\_

Grantee

Phone Number: 402-257-7816

Date: 4/12/2023

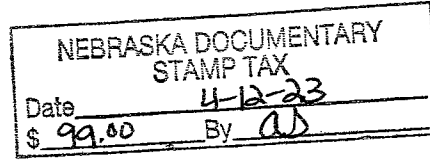
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 12 Yr. 23	27 Value of Stamp or Exempt Number \$ 99.00	28 Recording Data BK2023, Pg 711	

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

State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 711

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of April A.D., 2023, at 11:43 o'clock a M. Recorded in Book 2023 on Page 711  
Anbey Havig County Clerk  
ID.00 Deputy  
Ind      Comp      Assessor      Carded     



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

JOINT TENANCY WARRANTY DEED

Lorraine Powell, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jim Allen and Theresa Allen, 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 Three (3) and Four (4), Block Fifteen (15), Vance's Addition to Guide Rock, Webster County, Nebraska

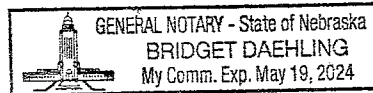
Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

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

Executed April 12, 2023.

Lorraine Powell  
Lorraine Powell

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Webster     )



The foregoing instrument was acknowledged before me on April 12, 2023 by Lorraine Powell, a single person.

Bridget Daebling  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	740	4/10/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002407901		115		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	15	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
563,910				563,910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	33.000	179,520	GRASSLAND	1G1	84.850	118,790							
	1A				1G	94.850	132,790							
	2A1				2G1	29.000	40,600							
	2A	4.000	20,920		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1				Shelterbelt/Timber									
	1D	19.000	49,400		Accretion									
	2D1				Waste									
	2D	5.300	12,110		Other									
	3D1			<b>AG LAND TOTAL</b>		<b>276.000</b>	<b>563,910</b>							
	3D				Roads	4.000								
	4D1	6.000	9,780		Farm Sites									
	4D				Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings			<b>Non-AG TOTAL</b>		<b>4.000</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORPORATE WD; TRANSFER FROM GRANDPARENT TO GRANDCHILD	
<b>Comments from</b>	<b>Comments:</b>
002407901	

(Continue on back)

# Real Estate Transfer Statement

115

FORM  
**521**

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

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>04</b> Day <b>10</b> Yr. <b>2023</b>		4 Date of Deed Mo. <b>04</b> Day <b>10</b> Yr. <b>2023</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>L &amp; L Johnson Farms, Inc., a Nebraska corporation</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Lance F. Johnson</b>			
Street or Other Mailing Address <b>2274 B Road</b>				Street or Other Mailing Address <b>2021 D Road</b>			
City <b>Campbell</b>		State <b>NE</b>		Zip Code <b>68932</b>		City <b>Minden</b>	
		State <b>NE</b>		Zip Code <b>68959</b>			
Phone Number <b>N/A</b>		Phone Number <b>308-830-3486</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>dwiebe@charter-title.net</b>				Email Address <b>dwiebe@charter-title.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$560,000.00**

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

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

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

18 Address of Property  
 , NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Lance F. Johnson**  
**2021 D Road**  
**Minden, NE 68959**

18a  No address assigned      18b  Vacant Land

20 Legal Description  
**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.**

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

22 Total purchase price, including any liabilities assumed	22	\$	560,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	560,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

▶ **Lance F. Johnson**  
 Print or Type Name of Grantee or Authorized Representative

*Lance F. Johnson*  
 Signature of Grantee or Authorized Representative

**Lance F. Johnson**  
 Title

308-830-3486  
 Phone Number

April 10, 2023  
 Date

**sign here**

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>4</b> Day <b>14</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number \$ <b>1260.00</b>	28 Recording Data <b>BL 2023, Pg 740</b>	



State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of April A.D., 2023, at 10:17 o'clock A.M. Recorded in Book 2023 on Page 740  
Andy Horig County Clerk  
10.00 Yes Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-14-23  
\$ 1260.00 By KA

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:

- (1) 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 10<sup>th</sup> day of April, 2023.

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

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

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2023, by Timothy J. Johnson, Vice-President of L & L Johnson Farms, Inc., a Nebraska corporation.

Sara A. Schutte  
Notary Public  
Sara A. Schutte

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

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2023	753	4/14/2023	Base: 91-0002		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000146400		116		1		<b>GeoCde</b>	<b>Twn</b>	<b>Rng</b>	<b>Sect</b>	<b>Qrt</b>	<b>Subdiv</b>	<b>Area</b>	<b>Blk</b>	<b>Parcel</b>
<b>Date of Sale Assessed Value</b>				4491			00	0	10035		002	0000		
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
10,545		20,915		31,460		<b>Status</b>	<b>Property Type</b>	<b>Zoning</b>	<b>Location</b>	<b>City Size</b>	<b>Parcel Size</b>			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple. Improvements. :				Multiple. Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost :				Cost :						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
000146400 000146500														

(Continue on back)

Real Estate Transfer Statement

116

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

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

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

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

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

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

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

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

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

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

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

18a No address assigned, 18b Vacant land

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

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

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

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

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

Signatures and titles of Grantor/Authorized Representative and Grantee.

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

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

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.

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 753

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 10:46 o'clock A. M. Recorded in Book 2023 on Page 753  
Abbey Harig County Clerk  
10.00 KD Deputy  
Ind. Comp Assessor Carded

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

**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, GRANTEEES, 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 GRANTEEES 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.

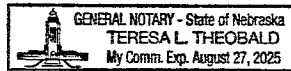
Executed April 14, 2023.

Mark E. Kriley  
Mark E. Kriley

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 14, 2023, by Mark E. Kriley, a single person.

Comm. expires 8/27/2025  
Teresa L. Theobald  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	776	4/11/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002303700		117		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	23	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
223,600		283,305		506,905		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	67.000		93,800				
	1A						1G							
	2A1						2G1	42.000		58,800				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	46.000		46,000				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>155.000</b>		<b>198,600</b>				
	3D					Roads		4.000						
	4D1					Farm Sites								
	4D					Home Sites		1.000		25,000				
						Recreation								
	Dwellings			282,425		Other								
	Outbuildings			880		<b>Non-AG TOTAL</b>		<b>5.000</b>		<b>25,000</b>				

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

# Real Estate Transfer Statement

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FORM  
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 04 Day 11 Yr. 2023		4 Date of Deed Mo. 04 Day 11 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lukas and Hannah Rupprecht Street or Other Mailing Address 528 Road J City Inavale State NE Zip Code 68952 Phone Number (402) 519-0879 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lukas and Hannah Rupprecht, Trustees Rupprecht Family Tr Street or Other Mailing Address 528 Road J City Inavale State NE Zip Code 68952 Phone Number (402) 519-0879 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$450,000

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

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

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

18 Address of Property  
528 Road J  
Inavale, NE 68952

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Southwest Quarter (SW¼) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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

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

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

David B. Garwood (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*David B. Garwood* Attorney April 11, 2023  
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 14 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023, Pg 776	

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



State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 776

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 11:39 o'clock A.M. Recorded in Book 2023 on Page 776  
Abby Harig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-14-23  
\$ Exempt #4 By KD

**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 11, 2023, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

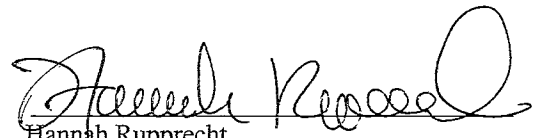
The Southwest Quarter (SW¼) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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.

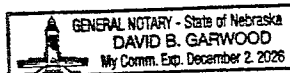
Executed April 11, 2023.

  
Lukas Rupprecht

  
Hannah Rupprecht

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 11, 2023, by Lukas Rupprecht and Hannah Rupprecht, husband and wife.



Comm. expires 12-2-26

  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	777	4/11/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000303500		118		4 12		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,250		63,605		65,855		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1890						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 5,625						
<b>Building Cost New:</b>				Cost :				Cost : 392,625						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 319 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD, TRANSFER TO NON-PROFIT ORGANIZATION														
<b>Comments from</b>						<b>Comments:</b>								
000303500														

(Continue on back)

Real Estate Transfer Statement

118

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 4 Day 11 Yr. 2023
4 Date of Deed Mo. 4 Day 11 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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)

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
14 What is the current market value of the real property?
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

20 Legal Description (Attach additional pages, if needed.)
All That part of Lots 27 and 26, and the East 1.5 feet of Lot 25, in Block 9, 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
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

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

sign here Sharon Pavelka
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Secretary/Treasurer
Title
402-984-1803
Phone Number
4-11-23
Date

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

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 777

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 11:47 o'clock A.M. Recorded in Book 2023 on Page 777  
Abby Harig County Clerk  
10.00 Lo Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-14-23  
\$ Exempt # 25 By 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 Nebraska Nonprofit Corporation, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of Lots 27 and 26, and the East 1.5 feet of Lot 25, in Block 9, Original Town of Blue Hill, Webster County, Nebraska

Executed April 11<sup>th</sup>, 2023.

Blue Hill Community Foundation, a Nebraska Nonprofit Corporation

Tyson Jordening, President  
BY: Tyson Jordening, President

Danece Meyer, Secretary  
BY: Danece Meyer, Secretary

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me on April 11<sup>th</sup>, 2023 by Tyson Jordening, President of Blue Hill Community Foundation, a Nebraska Nonprofit Corporation.

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

Courtney Hansen  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF )

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

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

Courtney Han  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2023	778	4/14/2023	Base: 91-0074		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000327000		119		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4133			00	0	20035		003	0000		
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
2,390		108,695		111,085		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1905				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,385				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 144,555				Cost :						
<b>Single Family Style: 104</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
000327000														
(Continue on back)														

# Real Estate Transfer Statement

119

FORM  
**521**

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

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>14</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>4</u> Day <u>4</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Stacey Goodrich and Cinda Goodrich</b> Street or Other Mailing Address <b>PO Box 598</b> City <b>Tecumseh</b> State <b>NE</b> Zip Code <b>68450</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jaden Baker</b> Street or Other Mailing Address <b>218 West Gage Street</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>			
Telephone Number <b>(402) 335-7367</b>				Phone Number <b>402-297-6519</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>sgoodrich75@icloud.com</b>				Email Address <b>jadenjbaker@gmail.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$125,000.00**

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

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

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

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  
 Blue Hill, NE 68930**

18a  No address assigned      18b  Vacant Land

20 Legal Description  
**The South 79 feet of Lots 7 and 8, Block 3, Grussel's a/k/a Grussel's Subdivision of Roher's Addition to the Village of Blue Hill, Webster County, Nebraska.**


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

22 Total purchase price, including any liabilities assumed	22	\$	125,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
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 and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Jaden Baker**  
 Print or Type Name of Grantee or Authorized Representative

  
 Signature of Grantee or Authorized Representative

402-297-6519  
 Phone Number

**4-14-23**  
 Date

Grantee Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>14</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>281.25</u>	28 Recording Data <u>BL 2023, Pg 778</u>	

**sign here**

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 } 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., 2023, at 11:58 o'clock AM. Recorded in Book 2023 on Page 778

*Amy Maria Svoboda*

County Clerk

Fee: \$10.00 By: KO Deputy  
Electronically Recorded

**WARRANTY DEED**

Stacey Goodrich and Cinda Goodrich, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Jaden Baker, a single person, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 79 feet of Lots 7 and 8, Block 3, Grussel's a/k/a Grussel's Subdivision of Roher's Addition to the Village of Blue Hill, Webster County, Nebraska.

GRANTOR covenant with GRANTEE that GRANTOR:

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

Dated 4/4/23

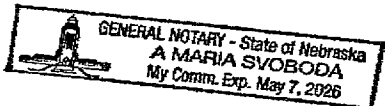
*Stacey Goodrich*  
Stacey Goodrich  
*Cinda Goodrich*  
Cinda Goodrich

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me this 4 day of April, 2023 by Stacey Goodrich and Cinda Goodrich, a married couple.

*Amy Maria Svoboda*  
Notary Public

GI0003380







# Real Estate Transfer Statement

120

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

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

1 County Name <b>Webster</b>		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <b>4</b> Day <b>17</b> Yr. <b>23</b>		4 Date of Deed Mo. <b>4</b> Day <b>14</b> Yr. <b>23</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michael Clark</b> Street or Other Mailing Address <b>846 N Webster St.</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kirsten Kelsey Hamik</b> Street or Other Mailing Address <b>19067 W. 1st Golden Co</b> <b>80403</b> City <b>Golden Co</b> State <b>NE</b> Zip Code <b>80403</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$26535**

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

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

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

18 Address of Property  
**846 N Webster St.  
Red Cloud NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**David Reiman  
221 S. Seward Red Cloud Ne  
68970**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots 13 + 14 Block 10 Smith + Moore's Addition Red Cloud 68970**

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

22 Total purchase price, including any liabilities assumed	22	\$	<b>20,000</b>	<b>00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>20,000</b>	<b>0100</b>

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

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

Print or Type Name of Grantee or Authorized Representative  
**David Reiman**

Signature of Grantee or Authorized Representative  
*David Reiman*

Title \_\_\_\_\_

Phone Number  
**4-17-23**

Date  
**4-17-23**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <b>4</b> Day <b>17</b> Yr. <b>23</b>	27 Value of Stamp or Exempt Number <b>\$ 45.00</b>	28 Recording Data <b>BK2023, Pg 800</b>	For Dept. Use Only
---	---	--	--------------------



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. Risk of Loss.** 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. Notices.** 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<br>P.O. Box 563<br>Benkelman, NE<br>69021       |
| b. | If to Buyers: | Kirsten Kelsey Hamik<br>19067 W 61st Ave.<br>Golden, CO<br>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. Paragraph Headings.** 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. Applicable Law.** 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. Binding Effect.** 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. Multiple Parts.** This Agreement may be executed in multiple parts by the Parties. Each executed shall constitute an original document.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the day and year first above written.

SELLER

BUYER

Michael E. Clark

*Kirsten Kelsey Haase*  
Kirsten Kelsey Haase

STATE OF NEBRASKA )  
COUNTY OF DUNDY ) SS

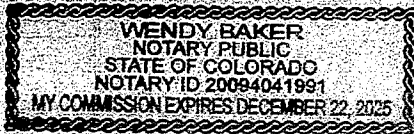
The foregoing instrument was acknowledged before me this   day of   2023, by Michael E. Clark, Seller

Notary Public

*Colorado*  
*Adams*

The foregoing instrument was acknowledged before me this 2 day of   2023, by Kirsten Kelsey Haase, Buyer

*Wendy Baker*  
Notary Public



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2023	816	4/14/2023	Base: 91-0074		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000324600		121	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4133			00	0	20030		003	0000	
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
8,515		189,350	197,865		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				<b>Residential</b>				<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple. Improvements. :				Multiple. Improvements. :					
<b>Construction Date:</b>				Construction Date : 1900				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 2,120				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 305,640				Cost :					
<b>Single Family Style: 102</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 50</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input checked="" type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
JTWD													
<b>Comments from</b>						<b>Comments:</b>							
000324600													
(Continue on back)													

# Real Estate Transfer Statement

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>14</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>04</u> Day <u>14</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>City of Blue Hill</b> Street or Other Mailing Address <b>517 W Gage St, PO Box 277</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2056</b> Email Address <b>cityofbluehill@gmail.com</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Gregory W. &amp; Katrina M. Brenn</b> Street or Other Mailing Address <b>PO Box 284</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 705-3002</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? <b>\$900</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>

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

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

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

**Gregory W. & Katrina M. Brenn**  
 Print or Type Name of Grantee or Authorized Representative

*Gregory W. Brenn*  
 Signature of Grantee or Authorized Representative

Grantees \_\_\_\_\_  
 Title \_\_\_\_\_  
 Phone Number **4-20-23**  
 Date \_\_\_\_\_

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>20</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number <b>\$ 2.25</b>	28 Recording Data <b>BK2023, Pg 816</b>

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:

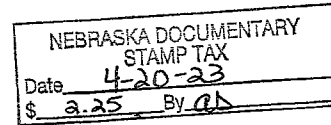
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) SECTION 9-T4N-R10W; THENCE ON AN ASSUMED BEARING OF S89°44'20"W, ON THE NORTH LINE OF SAID SW1/4 AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF YORK STREET, A DISTANCE OF 969.82 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3, SWEEZY'S 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 }

BOOK 2023 PAGE 816

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 20 day  
of April A.D., 2023, at 8:50  
o'clock A.M. Recorded in Book 2023  
on Page 816-818  
Chbey Henig County Clerk  
22.00 Deputy  
Ind. Comp Assessor Carded



## 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, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

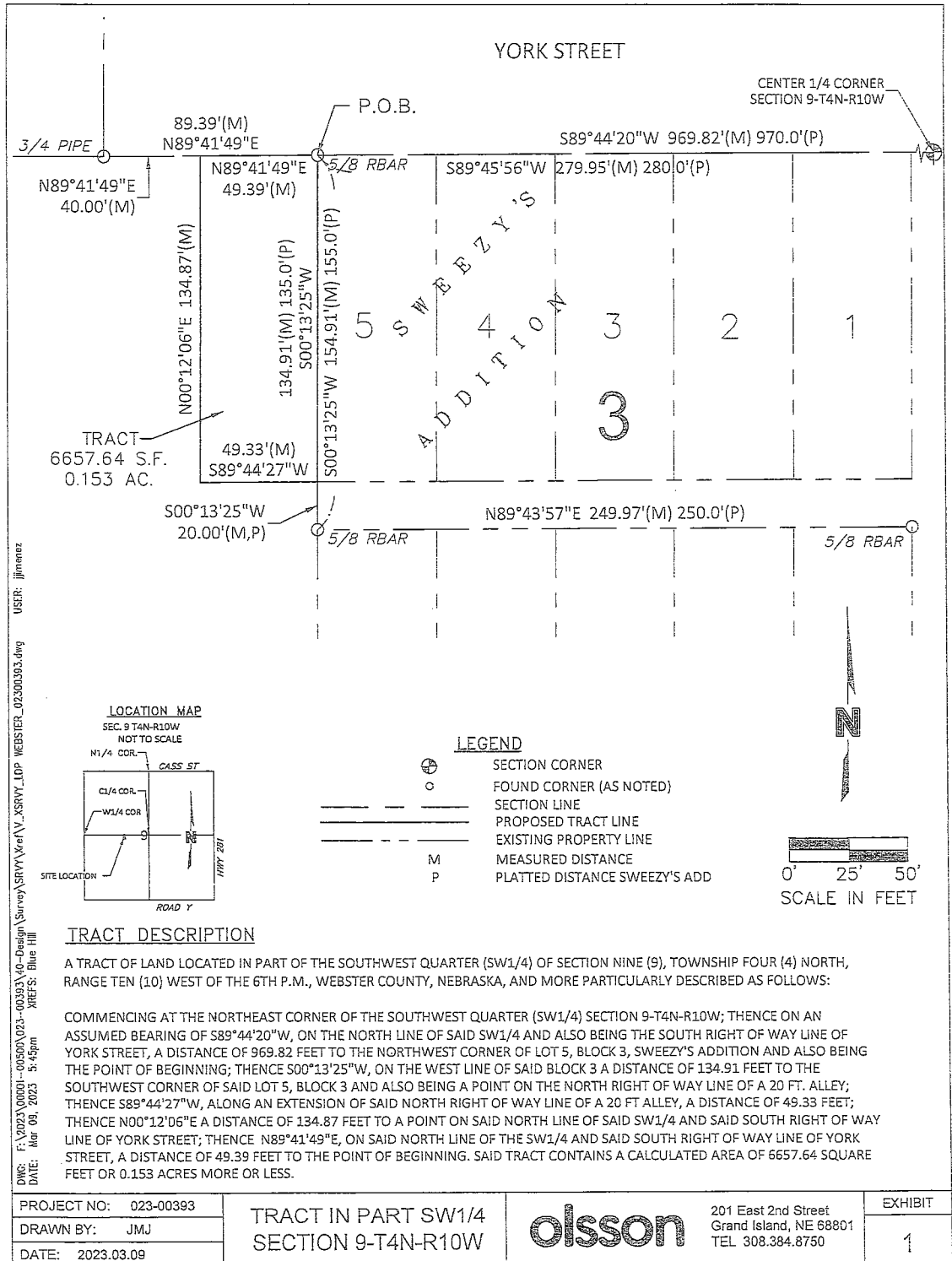
A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

- (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.





USER: jlmenez  
 F:\2023\00001-00500\023-00393\_10-Design\Survey\SRVY\Kef\AV\_XSRVY\_LDP\_WEBSTER\_02300393.dwg  
 DATE: Mar 09, 2023 5:45pm  
 XREFS: Blue Hill

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	820	4/22/2023	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001310401		122		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
811,245				811,245		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	34.090		47,730				
	1A						1G	47.810		66,935				
	2A1						2G1	7.990		11,185				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	127.930		332,620		Shelterbelt/Timber								
	1D	67.290		174,950		Accretion								
	2D1	3.680		9,570		Waste		5.530		2,765				
	2D	36.390		83,155		Other								
	3D1	12.230		27,945		<b>AG LAND TOTAL</b>		<b>376.310</b>		<b>811,245</b>				
	3D					Roads		8.890						
	4D1					Farm Sites								
	4D	33.370		54,390		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>8.890</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JOINT TENANCY TRUSTEE'S DEED; BETWEEN GRANDPARENT & GRANDCHILD	
<b>Comments from</b>	<b>Comments:</b>
001310401 001310300 001310900	
(Continue on back)	

Real Estate Transfer Statement

122

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

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

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 04 Day 22 Yr. 2023, 4 Date of Deed Mo. 04 Day 22 Yr. 2023, 5 Grantor's Name, Address, and Telephone (Please Print) Bonnie Himmelberg, Trustee, 6 Grantee's Name, Address, and Telephone (Please Print) Daniel E Alber, Jr, 2228 ROAD S, Blue Hill, NE 68930, Phone Number 402-225-2341, 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: Improved, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt. (C) Mobile Home.

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer, Seller, No. 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Partition, Irrevocable Trust, Life Estate, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.) Yes, No, 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, Other.

14 What is the current market value of the real property? \$ 499,538.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 499,538.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 499,538.00.

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

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

Daniel E. Alber, Jr 402-225-2341

sign here

Print or Type Name of Grantee or Authorized Representative Daniel E Alber, Jr Signature of Grantee or Authorized Representative Title Grantee Date 4-22-2023

Register of Deed's Use Only 26 Date Deed Recorded Mo. 4 Day 24 Yr. 23 27 Value of Stamp or Exempt Number \$ 1125.00 28 Recording Data BK 2023 Pg 820 For Dept. Use Only

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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 right-of-way.



## EXHIBIT "A"

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-three (23), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 22, Township 4 North, Range 9 West of the 6<sup>th</sup> 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 right-of-way.



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	827	4/18/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000163200	123	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10090		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,310	870	2,180		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
<b>Multiple Improvements:</b>				Multiple. Improvements. :				Multiple. Improvements. :					
<b>Construction Date:</b>				Construction Date :				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost :				Cost :					
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
WD													
<b>Comments from</b>						<b>Comments:</b>							
000163200													
(Continue on back)													

1632  
40140

# Real Estate Transfer Statement

123

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 04 Day 18 Yr. 23		Mo. 04 Day 18 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Van Wey, Kenneth and Deborah				Grantee's Name (Buyer) Republican Valley Rentals, LLC			
Street or Other Mailing Address 941 N Franklin St				Street or Other Mailing Address 742 N Chestnut St			
City		State		City		State	
Red Cloud		NE		Red Cloud		NE	
Zip Code		68970		Zip Code		68970	
Phone Number (402) 746-4483		Phone Number (520) 419-4899		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$1,535

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

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

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

18 Address of Property  
545 N Locust St  
Red Cloud, NE 689770

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Republican Valley Rentals, LLC  
c/o Bradford and Andrea Frey  
742 N Chestnut St  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

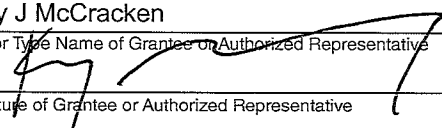
20 Legal Description (Attach additional pages, if needed.)  
Annex Lot 25 to the City of Red Cloud, Webster County, Nebraska, which is also known as Lot Twenty-five (25) Annex Addition to Red Cloud by Ordinance, located in the Southwest Quarter (SW¼) of Section 36, Township 2 North, Range 11 West of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

22 Total purchase price, including any liabilities assumed	\$	4,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	0.00
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 statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

  
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613  
Phone Number

4/18/23  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 25 Yr. 23	\$ 11.25	BL 2023, Pg 827	

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 25 day of April A.D., 2023, at 11:28 o'clock A.M. Recorded in Book 2023 on Page 827  
Abby Harig County Clerk  
10.00 Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-25-23  
\$ 11.25 By KO

**WARRANTY DEED**

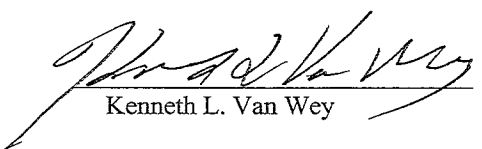
Kenneth L. Van Wey and Debra K. Van Wey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Rentals, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined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

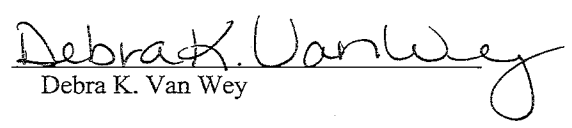
Annex Lot 25 to the City of Red Cloud, Webster County, Nebraska, which is also known as Lot Twenty-five (25) Annex Addition to Red Cloud by Ordinance, located in the Southwest Quarter (SW¼) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

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 18, 2023.

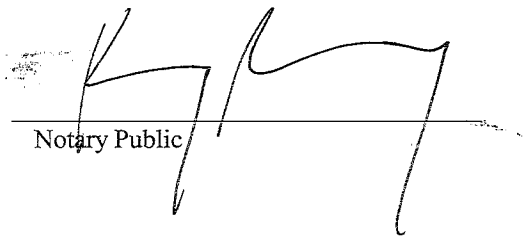
  
Kenneth L. Van Wey

  
Debra K. Van Wey

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 18, 2023, by Kenneth L. Van Wey and Debra K. Van Wey, husband and wife.

Comm. expires   
GENERAL NOTARY - State of Nebraska  
KORY MCCRACKEN  
My Comm. Exp. August 27, 2026

  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	851	3/20/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002013800		124		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	31	2	00000	1	000	9850		
Land		Improvements		Total		Date of Sale Property Classification Code								
743,815				743,815		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	38.700	210,530	GRASSLAND	1G1	5.040	7,055							
	1A	4.100	22,305		1G									
	2A1	8.100	44,065		2G1	0.400	560							
	2A	47.800	249,995		2G									
	3A1	10.000	49,900		3G1									
	3A				3G									
	4A1				4G1									
	4A	23.100	115,270		4G									
DRYLAND	1D1	4.260	11,075	Shelterbelt/Timber										
	1D	0.500	1,300	Accretion										
	2D1	4.860	12,635	Waste		0.940	265							
	2D	2.400	5,485	Other										
	3D1	3.000	6,855	<b>AG LAND TOTAL</b>		<b>157.200</b>	<b>743,815</b>							
	3D			Roads		2.000								
	4D1			Farm Sites										
	4D	4.000	6,520	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			<b>Non-AG TOTAL</b>		<b>2.000</b>								

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

(Continue on back)

20138  
4850

# Real Estate Transfer Statement

124

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 20 Yr. 2023	4 Date of Deed Mo. 03 Day 20 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry J Kosse & LuAnn M Kosse Street or Other Mailing Address PO Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8678 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) L & L Kosse Farms, LLC Street or Other Mailing Address PO Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8678 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Larry J Kosse  
PO Box 74  
Campbell, NE 68932

18a  No address assigned 18b  Vacant land

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

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

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

James T. Blazek (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number  
Signature of Grantee or Authorized Representative Attorney Title Date  
4/24/2023

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

26 Date Deed Recorded Mo. 4 Day 26 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2023, Pg 851
--	--	--------------------------------------

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

# Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?  Yes  No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?  Yes  No

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

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Larry J. Kosse	
LuAnn M. Kosse	Spouse

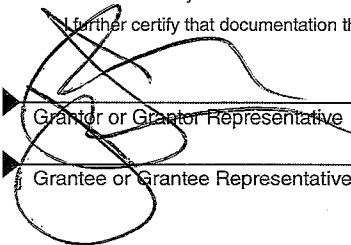
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Larry J. Kosse	
LuAnn M. Kosse	Spouse
Benjamin J. Kosse	Son
Samuel J. Kosse	Son
Nathan M. Kosse	Son

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

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

sign  
here

  
\_\_\_\_\_  
Grantor or Grantor Representative  
\_\_\_\_\_  
Grantee or Grantee Representative

Attorney	4/24/2023
Title	Date
Attorney	4/24/2023
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.**



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2023	852	4/26/2023	Base: 91-0002		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000140600		125		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4371			00	0	10025		007	0000		
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,640		24,025		25,665		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1915				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 885				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 83,560				Cost :						
<b>Single Family Style: 104</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>						<b>Comments:</b>								
000140600														

(Continue on back)



# Real Estate Transfer Statement

125

FORM  
**521**

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

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

<b>1</b> County Name	<b>2</b> County Number <b>WEBSTER - 91</b>	<b>3</b> Date of Sale/Transfer Mo. <u>04</u> Day <u>26</u> Yr. <u>2023</u>	<b>4</b> Date of Deed Mo. <u>04</u> Day <u>26</u> Yr. <u>2023</u>
<b>5</b> Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Susie J Meline</b> Street or Other Mailing Address <b>531 W 6th Ave</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3594</b> Email Address		<b>6</b> Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Charles R. and Myrna C. Van Beber</b> Street or Other Mailing Address <b>707 W 7th Ave</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(254) 718-9674</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

**8** Type of Deed

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

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

**10** Type of Transfer

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

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

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

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

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

**14** What is the current market value of the real property?  
**\$20,020**

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

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

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

**18** Address of Property  
**728 N Cherry St  
 Red Cloud, NE**

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

**18a**  No address assigned **18b**  Vacant land

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

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

<b>22</b> Total purchase price, including any liabilities assumed .....	<b>22</b>	\$	59,000.00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	<b>23</b>	\$	
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) .....	<b>24</b>	\$	59,000.00

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

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

**sign here**

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

Attorney  
 Signature of Grantee or Authorized Representative Title Date  
**04/26/2023**

Register of Deed's Use Only		For Dept. Use Only
<b>26</b> Date Deed Recorded Mo. <u>4</u> Day <u>26</u> Yr. <u>23</u>	<b>27</b> Value of Stamp or Exempt Number \$ <u>132.75</u>	<b>28</b> Recording Data <u>BK 2023, Pg 852</u>

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

The South Half (S<sup>1</sup>/<sub>2</sub>) 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 }

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of April A.D., 2023, at 11:22 o'clock a M. Recorded in Book 2023 on Page 852  
Abhay Harj County Clerk  
D.O. Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-26-23  
\$ 132.75 By AS

**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  
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 

Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	853	4/27/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002412800		126		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	18	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
457,635		128,415		586,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	22.870	124,415	GRASSLAND	1G1	17.710	24,795							
	1A				1G									
	2A1				2G1	15.760	22,065							
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	14.040	70,060		4G1									
	4A	17.500	87,325		4G	24.730	24,730							
DRYLAND	1D1	0.470	1,220	Shelterbelt/Timber										
	1D			Accretion										
	2D1	2.700	7,020	Waste										
	2D			Other										
	3D1			<b>AG LAND TOTAL</b>		<b>150.850</b>	<b>418,795</b>							
	3D			Roads		2.010								
	4D1	12.520	20,410	Farm Sites		1.000	13,840							
	4D	22.550	36,755	Home Sites		1.000	25,000							
				Recreation										
	Dwellings		122,995	Other										
	Outbuildings		5,420	<b>Non-AG TOTAL</b>		<b>4.010</b>	<b>38,840</b>							

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

24128  
72195

NEBRASKA  
Good Life, Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

126

FORM  
521

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

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

1 County Name <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>4</b> Day <b>27</b> Yr. <b>23</b>		4 Date of Deed Mo. <b>4</b> Day <b>20</b> Yr. <b>23</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michael L. Hail and Brenda Hail</b> Street or Other Mailing Address <b>1676 Road 100</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roland P. Williams</b> Street or Other Mailing Address <b>502 E. 8th</b> City <b>Cozad</b> State <b>NE</b> Zip Code <b>69130</b>		
Phone Number <b>402-984-2664</b>		Phone Number <b>(308) 746-1367</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address			Email Address		

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

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

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

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

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

14 What is the current market value of the real property? <b>\$125,000</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land			

20 Legal Description (Attach 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	22	\$	125,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** Roland P. Williams  
Print or Type Name of Grantee or Authorized Representative  
*Roland P. Williams*  
Signature of Grantee or Authorized Representative  
Owner  
Title  
(308) 746-1367  
Phone Number  
4-21-23  
Date

26 Date Deed Recorded Mo. <b>4</b> Day <b>27</b> Yr. <b>23</b>		27 Value of Stamp or Exempt Number <b>\$ 281.25</b>		28 Recording Data <b>BK2023 Pg 853</b>	
---	--	--	--	---	--

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 04/27/23  
\$ 281.25 By AS

Bk 2023, Pg 853

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 27 day of April A.D., 2023, at 10:08 o'clock AM. Recorded in Book 2023 on Page 853

*Abigail King*

County Clerk

Fee: \$10.00 By: AS Deputy  
Electronically Recorded

Return to:  
HELDT, McKEONE & COPLEY  
P.O. Box 1050  
710 N. Grant  
Lexington, Nebraska 68850

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<sup>th</sup> P.M., Webster County, Nebraska.

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, however, to easements of record, apparent easements, public highways and all governmental rules and regulations;
- (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 20, 2023.

*Michael L. Hall*

Michael L. Hall

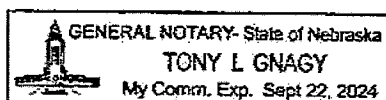
*Brenda Hall*

Brenda Hall

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DAWSON    )

The foregoing Warranty Deed was acknowledged before me on April 20, 2023, by Michael L. Hall and Brenda Hall, Husband and Wife.

*Tony L. Gnagy*  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	871	4/22/2023	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001310400		127		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	22	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
587,440		31,685		619,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	186.500		261,100				
	1A						1G	48.230		67,525				
	2A1						2G1	144.120		201,770				
	2A						2G							
	3A1						3G1	10.660		14,925				
	3A						3G							
	4A1						4G1	6.420		6,420				
	4A						4G							
DRYLAND	1D1	4.460		11,595		Shelterbelt/Timber								
	1D	3.860		10,035		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>404.390</b>		<b>573,600</b>				
	3D					Roads		8.990						
	4D1					Farm Sites		1.000		13,840				
	4D	0.140		230		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			31,685		<b>Non-AG TOTAL</b>		<b>9.990</b>		<b>13,840</b>				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JOINT TENANCY TRUSTEE'S DEED; BETWEEN GRANDPARENT & GRANDCHILD	
Comments from	Comments:
001310400 001310600 001601400	

(Continue on back)

Real Estate Transfer Statement

127

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number, 8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?, 14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres transferred in this transaction.

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

9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres transferred in this transaction.

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

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.

Jordan Kucera

Print or Type Name of Grantee or Authorized Representative

402-225-2341

Phone Number

sign here

[Signature]

Signature of Grantee or Authorized Representative

Grantee

4-22-23

Date

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



## 20. Legal Description

The Northwest Quarter (NW¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> 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 (SE¼) of Section 22, Township 4 North, Range 9 West of the 6<sup>th</sup> 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 right-of-way.

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 05/02/23  
\$ 702.00 By AS

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 02 day of May A.D., 2023, at 08:37 o'clock AM. Recorded in Book 2023 on Pages 871-872

*Allyson Dainoff*

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 GRANTEEES, JORDAN KUCERA and ALICIA KUCERA, conveys to GRANTEEES, 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;
2. have 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.

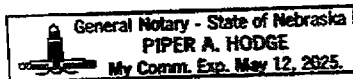
Executed: May 1, 2023

Donald Himmelberg and Bonnie  
Himmelberg Revocable Trust

*Bonnie Himmelberg*  
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.



(SEAL)

*Piper A Hodge*  
Notary Public  
*Piper A Hodge*

Print Name

My Commission Expires: *May 12, 2025*

## EXHIBIT "A"

The Northwest Quarter (NW¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska;

AND

The Southeast Quarter (SE¼) of Section Twenty-two (22), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> 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 (SE¼) of Section 22, Township 4 North, Range 9 West of the 6<sup>th</sup> 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 right-of-way.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	888	4/5/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001105800		128		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	12	4	00000	1	000	6121		
Land		Improvements		Total		Date of Sale Property Classification Code								
43,600		59,025		102,625		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		1.700		2,380				
1A						1G								
2A1						2G1		0.940		1,315				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1		0.410		1,065		Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>3.050</b>		<b>4,760</b>				
3D						Roads		0.250						
4D1						Farm Sites		1.000		13,840				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				22,250		Other								
Outbuildings				36,775		<b>Non-AG TOTAL</b>		<b>2.250</b>		<b>38,840</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER 1/2 INTEREST TO SPOUSE	
<b>Comments from</b>	<b>Comments:</b>
001105800	

(Continue on back)

# Real Estate Transfer Statement

128

FORM  
**521**

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 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 Guide Rock		State NE		Zip Code 68942		City Guide Rock	
						State NE	
						Zip Code 68942	
Phone Number (402) 257-7133		Phone Number (402) 257-7133		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No 1/2 interest

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

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

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

14 What is the current market value of the real property?  
\$56,460

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

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

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

18 Address of Property  
2466 Road L  
Guide Rock, NE

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

18a  No address assigned 18b  Vacant land

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

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

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

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

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

**sign here**

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

*[Signature]*  
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613  
Phone Number

4/27/23  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BL 2023, Pg 888</u>	

An undivided one-half interest in a tract of land located in the Southeast Quarter (SE¼) 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.

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 May A.D., 20 23, at 3:42  
o'clock P. M. Recorded in Book 2023  
on Page 888  
Abbey Harris County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-3-23  
\$ Exempt #5a By LD

**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 (SE¼) 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.

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~~ <sup>SB</sup> 2023

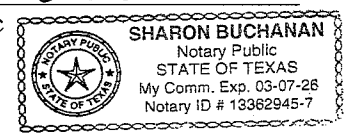
Irma Jean Walters, Trustee  
Irma Jean Walters, Trustee

STATE OF Texas, COUNTY OF Montgomery ss.

The foregoing instrument was acknowledged before me on 5 April 2023, by Irma Jean Walters, Trustee of the Irma Jean Walters Revocable Trust.  
<sup>SB</sup> 2023

Comm. expires: 03-07-2026

Sharon Buchanan  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	889	5/3/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000337100		129		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		139	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
4,535		138,585		143,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1963				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,188				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 171,205				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>						<b>Comments:</b>								
000337100														

(Continue on back)



3371  
9780

# Real Estate Transfer Statement

129

• 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 CLAY - 18		2 County Number		3 Date of Sale/Transfer Mo. 5 Day 3 Yr. 23		4 Date of Deed Mo. 5 Day 1 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Phillip Eugene Runyan II and Rachel K. Runyan Street or Other Mailing Address 906 W. Seward St. City Blue Hill State NE Zip Code 68930 Phone Number N/A Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric Wademan and Regan Esch Street or Other Mailing Address 906 W. Seward St. City Blue Hill State NE Zip Code 68930 Phone Number 402-984-847 Email Address N/A			
				Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$155,000

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

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

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

18 Address of Property  
906 W. Seward St., Blue Hill, NE 68930

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
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	\$	155,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	155,000.00

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

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

Eric Wademan  
Print or Type Name of Grantee or Authorized Representative

*Eric Wademan*  
Signature of Grantee or Authorized Representative

Grantee

402-984-847  
Phone Number

5-3-2023  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 4 Yr. 23	27 Value of Stamp or Exempt Number \$ 348.75	28 Recording Data BK2023, Pg 889

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

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date: 05/04/23  
 \$ 348.75 By AS

**Bk 2023, Pg 889**

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

*Attest*  
 County Clerk  
 Fee: \$10.00 By: AS Deputy  
 Electronically Recorded

Return to: Eric Wademan and Regan Esch, 906 W. Seward St., Blue Hill, NE 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: May 1, 2023.

*[Signature]*  
 PHILLIP EUGENE RUNYAN II

*[Signature]*  
 RACHEL K. RUNYAN

STATE OF NEBRASKA )  
 ) ss:  
 COUNTY OF Webster )

The foregoing warranty deed was acknowledged before me on May 1, 2023, by Phillip Eugene Runyan II and Rachel K. Runyan.

General Notary - State of Nebraska  
**GRETCHEN L. MASTRODONATO**  
 My Comm. Exp. April 8, 2027

*[Signature]*  
 Notary Public - Gretchen L. Mastrodonato

My commission expires: 8-2027

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	907	5/4/2023	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001917300		130		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	0	00000		000	9175		
Land		Improvements		Total		Date of Sale Property Classification Code								
25,000		83,395		108,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 1	D) 3	E) 0	F) 2					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>								
3D						Roads								
4D1						Farm Sites								
4D						Home Sites		0.380		25,000				
						Recreation								
Dwellings				83,395		Other								
Outbuildings						<b>Non-AG TOTAL</b>		0.380		25,000				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; TRANSFER PROPERTY TO A TRUST			
Comments from		Comments:	
001917300			

(Continue on back)

19173  
69175

130

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 05 Day 04 Yr. 2023		4 Date of Deed Mo. 05 Day 04 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R Watson & Margaret M Sandell Street or Other Mailing Address 1260 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (970) 302-3948 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael R Watson & Margaret M Sandell Street or Other Mailing Address 1260 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (970) 302-3948 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
Same as Grantors

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Beginning at a point 480 feet East of the Southwest corner of the Southeast Quarter (SE¼) 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, and also subject to an easement to the United States of America recorded in Book P, page 31.

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

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

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

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

David B. Garwood

(402) 746-3613

sign here

Print or Type Name of Grantee or Authorized Representative

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

Attorney

Phone Number

05/04/2023

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # <u>4</u>	28 Recording Data BK 2023, Pg 907	

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of May A.D., 2023, at 11:12 o'clock AM. Recorded in Book 2023 on Page 907  
Abbey Long County Clerk  
15.00 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-5-23  
\$ Exempt #4 By AS

**WARRANTY DEED**

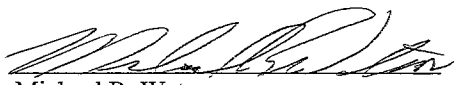
Michael R. Watson and Margaret M. Sandell, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to a trust for the benefit of Grantors, receipt of which is hereby acknowledged, convey to Michael R. Watson and Margaret M. Sandell, Trustees of the Michael Watson and Margaret Sandell Family Trust under agreement dated May 4, 2023, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

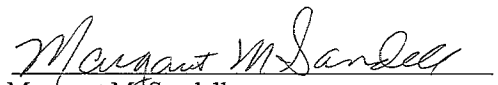
Beginning at a point 480 feet East of the Southwest corner of the Southeast Quarter (SE¼) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of 6th. P.M., Webster County, Nebraska; thence North 150 feet, thence East 110 feet, thence South 150 feet, thence West to the place of 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 4, 2023.

  
Michael R. Watson

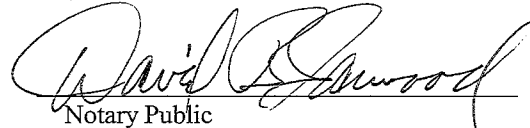
  
Margaret M. Sandell

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 4, 2023, 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 12-2-26

  
Notary Public