

190-11  
60255

NEBRASKA  
Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

131

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. 4 Day 21 Yr. 23	Mo. 4 Day 21 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Marcia A Thompson, Trustee Marcia A Thompson Trust Street or Other Mailing Address 2940 S 89th City Lincoln State NE Zip Code 68520 Phone Number		Grantee's Name (Buyer) John R and Tiffany M Thompson, Co-Trustees Street or Other Mailing Address 3821 Doondeg Rd City Lincoln State NE Zip Code 68520 Phone Number	
Email Address		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 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"/> 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"/> 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 <input type="checkbox"/> Yes	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
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"/> Partition
11 Was ownership transferred in full? (If No, explain the division.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	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.)	<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"/> 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?	\$127,940	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	E 1/2 2-2-11 Red Cloud, Webster County	19 Name and Address of Person to Whom the Tax Statement Should be Sent	Same as Grantee
18a <input checked="" type="checkbox"/> No address assigned <input 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 80 +/-

22 Total purchase price, including any liabilities assumed ..... \$ 320,000.00

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 320,000.00

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

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

Print or Type Name of Grantor or Authorized Representative  
Signature of Grantor or Authorized Representative  
Title Attorney

(402) 746-3613  
Phone Number  
Date 4/29/23

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 5 Day 5 Yr. 23	\$ 720.00	BK 2023 Pg 909	

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Two (2), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 5 day  
of May, A.D., 2023, at 2:31  
o'clock P.M. Recorded in Book 2023  
on Page 909  
ID # 000087819 County Clerk  
Assessor AS Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
Date 5-5-23  
Stamp Tax 5-5-23  
\$ 120.00 By AS

**TRUSTEE'S WARRANTY DEED**

Marcia A. Thompson, Trustee of the Marcia A. Thompson Trust, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to John R. Thompson and Tiffany M. Thompson, Co-Trustees of the John R. Thompson Trust, dated October 1, 2021, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Northwest Quarter (E½NW¼) of Section Two (2), Township Two (2) North, Range Eleven (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 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 21, 2023.

Marcia A. Thompson, Trustee  
Marcia A. Thompson, Trustee

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on April 21, 2023, by Marcia A. Thompson, Trustee of the Marcia A. Thompson Trust.

Comm. expires



[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

Ctry No.	Book	Page	Sale Date	School District Code										
91	2023	909	4/21/2023	Base: 91-0002					Affiliated:					Unified:
Location ID	Sale Number	Useability & Code #	Parcel Number											
001904100	131	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value			4371	2	11	2	0	00000	1	000	0000			
Land	Improvements	Total	Date of Sale Property Classification Code											
97,020		97,020	Status	Property Type	Zoning	Location	City Size	Parcel Size						
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9						
LCG			LCG			ACRES:			VALUE:					
IRRIGATED	1A1		GRASSLAND	1G1										
	1A			1G					4.290			7,085		
	2A1			2G1					39.660			44,890		
	2A			2G										
	3A1			3G1					8.630			14,740		
	3A			3G					1.620			2,315		
	4A1			4G1					12.180			15,935		
	4A			4G					13.620			12,055		
DRYLAND	1D1		Shelterbelt/Timber											
	1D		Accretion											
	2D1		Waste											
	2D		Other											
	3D1		AG LAND TOTAL											
	3D								80.000			97,020		
	4D1		Roads											
	4D		Farm Sites											
			Home Sites											
			Recreation											
			Other											
Dwellings			Non-AG TOTAL											
Outbuildings									1.000					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S WD

Comments from

001904100

Comments:

(Continue on back)



A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION THIRTY-SIX (36), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST, OF THE 6TH P.M. WEBSTER COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N89°00'05"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 466.77 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DEED BOOK 2017, PAGES 1178-1180; THENCE N89°00'05"E CONTINUING ON SAID NORTH LINE A DISTANCE OF 820.48 FEET; THENCE S00°59'55"E A DISTANCE OF 480.00 FEET; THENCE S89°00'05"W A DISTANCE OF 829.09 FEET TO THE EXTENDED EAST LINE OF SAID DEED BOOK 2017, PAGES 1178-1180; THENCE N00°01'40"E ON SAID EXTENDED EAST LINE AND ALSO BEING ON THE SAID EAST LINE OF DEED BOOK 2017, PAGES 1178-1180 A DISTANCE OF 480.08 FEET TO THE POINT OF BEGINNING, CONTAINING 9.09 ACRES MORE OR LESS, OF WHICH 0.62 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY; EXCEPT TRACT PREVIOUSLY CONVEYED TO BUYERS BY DEED RECORDED IN BOOK 2017, PAGE 2479;

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 5 day  
of May, A.D., 2023, at 3:44  
o'clock P. Recorded in Book 2023  
on Page 923  
Abby Hering County Clerk  
ID: 808 Deputy AB  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-5-23  
\$ 54.20 By AB

**JOINT TENANCY WARRANTY DEED**

Ronald E. Bolte, Trustee of the Ronald E. Bolte Revocable Trust w/a/d June 16, 2014, GRANTOR, in consideration of TWENTY THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$23,200.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Benjamin L. Hansen and Courtney D. Hansen, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION THIRTY-SIX (36), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST, OF THE 6TH P.M. WEBSTER COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N89°00'05"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 466.77 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DEED BOOK 2017, PAGES 1178-1180; THENCE N89°00'05"E CONTINUING ON SAID NORTH LINE A DISTANCE OF 820.48 FEET; THENCE S00°59'55"E A DISTANCE OF 480.00 FEET; THENCE S89°00'05"W A DISTANCE OF 829.09 FEET TO THE EXTENDED EAST LINE OF SAID DEED BOOK 2017, PAGES 1178-1180; THENCE N00°01'40"E ON SAID EXTENDED EAST LINE AND ALSO BEING ON THE SAID EAST LINE OF DEED BOOK 2017, PAGES 1178-1180 A DISTANCE OF 480.08 FEET TO THE POINT OF BEGINNING, CONTAINING 9.09 ACRES MORE OR LESS, OF WHICH 0.62 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY; EXCEPT TRACT PREVIOUSLY CONVEYED TO BUYERS BY DEED RECORDED IN BOOK 2017, PAGE 2479;

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

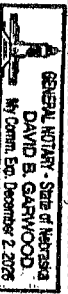
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 5, 2023.

Ronald E. Bolte, Trustee  
Ronald E. Bolte, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on May 5, 2023, by Ronald E. Bolte, Trustee of the Ronald E. Bolte Revocable Trust w/a/d June 16, 2014.



Comm. expires 12-2-2026

[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	923	4/13/2023	Base: 91-0074					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #	Parcel Number										
001718900	132	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4133	4	10	36	2	00000	000	0000			
Land	Improvements	Total	Date of Sale Property Classification Code										
58,870	112,140	171,010	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Irrigation Type:			A) 1	B) 01	C) 1	D) 3	E) 0	F) 5					
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		AG LAND TOTAL										
	3D		Roads			0.620							
	4D1		Farm Sites			1.000							
	4D		Home Sites			7.420							
			Recreation										
			Other										
Dwellings		74,930											
Outbuildings		37,210	Non-AG TOTAL			9.040	58,870						

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWTD

Comments from  
001718900

Comments:

(Continue on back)



Real Estate Transfer Statement

136

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name: WEBSTER - 91
2 County Number: WEBSTER - 91
3 Date of Sale/Transfer: 05/10/23
4 Date of Deed: 05/10/23
5 Grantor's Name, Address, and Telephone (Please Print): Justin L VanWay and Elizabeth VanWay
6 Grantee's Name, Address, and Telephone (Please Print): Gaty E Olson and Marcia L Olson
7 Property Classification Number: (A) Status, (B) Property Type, (C)
8 Type of Deed: Unimproved, IOLL
9 Was transfer part of IRS like-kind exchange: No
10 Type of Transfer: Agricultural
11 Was ownership transferred in full: Yes
12 Was real estate purchased for same use: No
13 Was the transfer between relatives: No
14 What is the current market value of the real property: \$16,355
15 Was the mortgage assumed: No
16 Does this conveyance divide a current parcel of land: No
17 Was transfer through a real estate agent or a title company: No
18 Address of Property:
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as Grantee
20 Legal Description: See attached
21 If agricultural, list total number of acres transferred: 7 +/-
22 Total purchase price, including any liabilities assumed: 30,000.00
23 Was non-real property included in the purchase: No
24 Adjusted purchase price paid for real estate: 30,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 24
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
KORY MCCracken
Print or Type Name of Grantee of Authorized Representative: KORY MCCracken
Signature of Grantee or Authorized Representative: [Signature]
Title: Attorney
Phone Number: (402) 746-3613
Date: 5/10/23
26 Date Deed Recorded: 5/10/23
27 Value of Stamp or Exempt Number: \$67.50
28 Recording Data: BK2023, Pg 980
For Dept Use Only

Parcel 1: Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fourteen (14), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, along with the vacated alley abutting said Lots and the West half of the vacated street abutting the East side of Lots 12 and 24 of said Block 14.

Parcel 2: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Fifteen (15), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, along with the North half of the vacated alley abutting the South edge of said lots and the East half of the vacated street abutting the West side of said Lot 1.

Parcel 3: A tract of land in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of said quarter section; thence N89°59'59"E a distance of 451.30 feet; thence N1°35'41"E a distance of 611.62 feet; thence N89°39'41"E a distance of 309.30 feet to the true point of beginning; thence continuing easterly on the last course a distance of 375 feet to a point; thence N1°38'40"E a distance of 400 feet more or less to a point on the South line of the Chicago Burlington & Quincy Railroad Company right-of-way; thence S77°53'45"W along said right-of-way to the Northwest corner of Lot 8, Block 15, Kaley & Jackson's Addition, thence South along the West line of said Lot 8 to the center line of the alley running East and West in Block 15, Kaley & Jackson's Addition; thence West along the center line of said alley to the West line of Block 15, Kaley & Jackson's Addition; thence South 158 feet more or less to the point of beginning; **consisting of Lots 8 through 24 both inclusive** and one half of the vacated alley adjacent thereto of **Block 15, Kaley & Jackson** Addition, AND a tract 75 feet wide lying adjacent to the East of said Block 15 in Lot 3 in said Southwest Quarter; along with the vacated alley between Lots 8-12 and Lots 20-24 in said Block 15; and along with the South half of the vacated alley abutting the North edge of Lots 13-19 in said Block 15; and the East half of the vacated street abutting the West side of said Lot 13, in said Block 15, Kaley & Jackson's Addition.

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 10 day

of May A.D., 2023, at 2:35

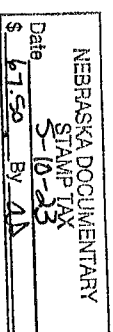
o'clock P<sup>M</sup>. Recorded in Book 2023

on Page 980-981

Abbey Hwang County Clerk

16.00 Deputy

Ind      Comp      Assessor      Carded     



**JOINT TENANCY WARRANTY DEED**

Justin L. VanWey and Elizabeth VanWey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Gary E. Olson and Marcia L. Olson, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Parcel 1: Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fourteen (14), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, along with the vacated alley abutting said Lots and the West half of the vacated street abutting the East side of Lots 12 and 24 of said Block 14.

Parcel 2: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Fifteen (15), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, along with the North half of the vacated alley abutting the South edge of said lots and the East half of the vacated street abutting the West side of said Lot 1.

Parcel 3: A tract of land in the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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vacated alley abutting the North edge of Lots 13-19 in said Block 15; and the East half of the vacated street abutting the West side of said Lot 13, in said Block 15, Kaley & Jackson's Addition.

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 May 10, 2023.

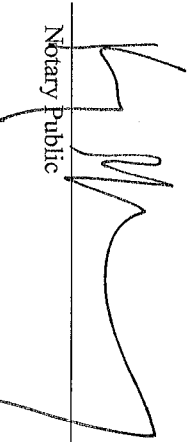
  
Justin L. VanWey

  
Elizabeth VanWey

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 10, 2023, by Justin L. VanWey and Elizabeth VanWey, husband and wife.

Comm. expires    
GENERAL NOTARY - State of Nebraska  
KORY MCCRACKEN  
My Comm. Exp. August 27, 2026

  
Notary Public

# Residential & Commercial Sales Worksheet

Curly No.	Book	Page	Sale Date	School District Code		Unified:	
91	2023	980	5/10/2023	Base: 91-0002		Affiliated:	
Location ID	Sale Number	Useability & Code #	Parcel Number				
000147200	136	1	GeoCde	Twn	Rng	Sect	
Date of Sale Assessed Value			4491			00	
Land			Date of Sale Property Classification Code				
22,255	Improvements	Total	Status	Property Type	Zoning	Location	
		22,255	A) 2	B) 01	C) 1	D) 1	
Assessor Location: RED CLOUD (RC)						E) 6	
						F) 3	
			Residential				
Multiple Improvements:			Multiple Improvements:				
Construction Date:			Construction Date:				
Floor:			Floor Sq. Ft.:				
Building Cost New:			Cost:				
Single Family Style:			Residential Condition:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Commercial Occupancy Code:					
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Primary: Other1: Other2:					
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	Commercial Construction Class:					
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(2) <input type="checkbox"/> Reinforced Concrete Frame					
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(3) <input type="checkbox"/> Masonry Bearing Walls					
(106) <input type="checkbox"/> Other		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
Townhouse or Duplex Style:			(5) <input type="checkbox"/> Metal Frame and Walls				
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame					
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Cost Rank:					
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low					
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average					
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High					
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good					
		(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

000147200 001800400

Comments:

(Continue on back)

10028  
48460

NEBRASKA

Good Life, Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement 133

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. 04 Day 20 Yr. 2023 4 Date of Deed Mo. 5 Day 1 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) Gottsch Enterprises, LLC

Grantor's Name (Seller) TC Accommodator 291, LLC Grantee's Name (Buyer) Gottsch Enterprises, LLC

Street or Other Mailing Address 3303 W 12th Street Street or Other Mailing Address 3303 W. 12th Street

City Hastings State NE Zip Code 68901 City Hastings State NE Zip Code 68901

Phone Number (402) 463-6215 Phone Number (402) 463-6215 Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  No

Email Address Jeremiah@gottschn.net Email Address Jeremiah@gottschn.net

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Distribution	<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"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Distribution	<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"/> Sheriff	<input type="checkbox"/> Other _____

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

<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____
<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<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	<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"/> Sell	<input type="checkbox"/> Other <u>limited liability</u>
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> member
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<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? \$1,143,252

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?  Yes  No

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

18 Address of Property Rural Webster County NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent Gottsch Enterprises, LLC  
P.O Box 1128 Hastings NE 68902-1128

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Northwest Quarter (NW1/4) of Section Thirteen (13), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT Tracts conveyed to the State of Nebraska, in Deeds recorded in Book 25, Page 6, and Book 71, Page 876, as corrected by Book 77, Page 1290.

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

22 Total purchase price, including any liabilities assumed . . . . .

22	\$	<u>0.00</u>
23	\$	<u>60,000.00</u>
24	\$	<u>0.00</u>

23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 19

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 Grantor or Authorized Representative Hannah Stehlik Phone Number 308 695 4035  
Signature of Grantor or Authorized Representative Hannah Stehlik Title Attorney for Grantee Date 5/3/2023

26 Date Deed Recorded Mo. 5 Day 8 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt #19 28 Recording Data BR2023, Pg 940 For Dept Use Only

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supercedes 96-269-2008 Rev. 6-2019 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

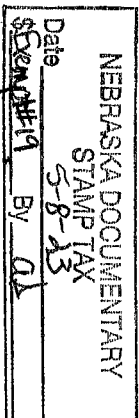
FILE#: 2268253

PERSONAL PROPERTY LIST:

- Power Unit: 2010 Cummins 6BTA S/N: 60257162 \$10,000
  - Pivot: Reinke 10 tower S/N: 0203-23997 \$35,000
  - Well: \$15,000
- TOTAL: \$60,000

State of Nebraska }  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of May A.D., 20 23, at 1:18 o'clock P<sup>M</sup>. Recorded in Book 2023 on Page 940-941  
Abby Huang County Clerk  
16.00 Assessor AD Deputy  
Ind      Comp      Assessor      Carded     



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

**WARRANTY DEED**

TC Accommodator 291, LLC, a Nebraska limited liability company, GRANTOR, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Gottsch Enterprises, LLC, a Nebraska limited liability, GRANTEE, all of its interest in the following described real estate (as defined in Neb. Stat. Sec. 76-201) in Webster County, Nebraska:

The Northwest Quarter (NW1/4) of Section Thirteen (13), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT Tracts conveyed to the State of Nebraska, in Deeds recorded in Book 25, Page 6, and Book 71, Page 876, as corrected by Book 77, Page 1290.

Grantor covenants with the Grantee that Grantor:

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

DATED this 1<sup>st</sup> day of May, 2023.



TC Accommodator, LLC

By Gottsch Enterprises, LLC  
Its sole member

By quad w/1

Jeremiah Ricken  
Authorized Representative

STATE OF NEBRASKA )  
                                  ) ss:  
COUNTY OF Adams )

On this 1<sup>st</sup> day of May, 2023, before me, the undersigned Notary Public duly qualified in and for said county and state, personally came Jeremiah Ricken, Authorized Representative of Gottsch Enterprises, LLC, sole member of TC Accommodator, LLC, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

Laurie Fischer  
Notary Public

LAURIE FISCHER  
General Notary - State of Nebraska  
My Commission Expires Sep 13, 2024

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code																													
91	2023	940	4/20/2023	Base: 91-0002					Affiliated:					Unified:																			
Location ID	Sale Number	Useability & Code #	Parcel Number																														
001906800	133	4 08	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>GeoCde</td> <td>Twn</td> <td>Rng</td> <td>Sect</td> <td>Qrt</td> <td>Subdiv</td> <td>Area</td> <td>Blk</td> <td>Parcel</td> </tr> <tr> <td>4371</td> <td>2</td> <td>11</td> <td>13</td> <td>2</td> <td>00000</td> <td>1</td> <td>000</td> <td>8460</td> </tr> </table>													GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	4371	2	11	13	2	00000	1	000	8460
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel																									
4371	2	11	13	2	00000	1	000	8460																									
Land	Improvements	Total	Date of Sale Property Classification Code																														
665,615		665,615	Status	Property Type	Zoning	Location	City Size	Parcel Size	Date of Sale Assessed Value					Irrigation Type:																			
			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9																									
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:																		
IRRIGATED	1A1	3.800	20,670	GRASSLAND	1G1	0.020	30																										
	1A	1.590	8,650		1G	4.780	6,690																										
	2A1				2G1	7.230	10,120																										
	2A	53.090	277,665		2G																												
	3A1				3G1																												
	3A				3G																												
	4A1				4G1																												
	4A	63.520	316,965		4G	9.120	9,120																										
DRYLAND	1D1			Shelterbelt/Timber																													
	1D	4.720	12,275	Accretion																													
	2D1			Waste																													
	2D	0.090	205	Other																													
	3D1			AGLAND TOTAL			149.940	665,615																									
	3D			Roads			1.890																										
	4D1			Farm Sites																													
	4D	1.980	3,225	Home Sites																													
				Recreation																													
				Dwellings																													
				Outbuildings																													
				Non-AG TOTAL			1.890																										

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

Total Recapture Value:

WD

Assessor Comments and Reason for Adjustment:

Comments from  
001906800

Comments:

(Continue on back)

1411  
38490

NEBRASKA  
Good Life, Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

134

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. 05 Day 09 Yr. 2023	Mo. 05 Day 09 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Gary J Kohmetscher and Paula K Kohmetscher Street or Other Mailing Address 2040 Highway 4		Grantee's Name (Buyer) PG Kohmetscher Farm, L.L.C. Street or Other Mailing Address 2040 Highway 4	
City Blue Hill	State NE	Zip Code 68930	City Blue Hill
Phone Number (402) 756-4151		Phone Number (402) 756-4151	State NE
Email Address		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	Zip Code 68930
		Yes No	Yes No
		Yes No	Yes No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> 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"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Consecutive <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 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 <input type="checkbox"/> Yes	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <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 checked="" type="checkbox"/> Other (Explain)	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <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 checked="" type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death <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.)

Yes  No

<input type="checkbox"/> Aunt or Uncle <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?

\$464,945

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

See attached

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 legal description

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

191 +/-

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

22	\$	0.00
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.

Kory McCracken

Print or Type Name of Grantee/Authorized Representative

Signature of Grantee/Authorized Representative

Attorney

(402) 746-3613

Phone Number

05/09/23

Date

sign here

Register of Deed's Use Only

26 Date Deed Recorded

Mo. 5 Day 9 Yr. 23

27 Value of Stamp or Exempt Number

\$ Exempt #4

28 Recording Date

BL 2023, pg 942

For Dept Use Only

A tract of land located in Annex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the West line of said SW1/4 bears N00°00'00"E. Commencing at the SW corner of said Section 1; thence N88°21'14"E 468.83 feet on the Section line to a point, said point being the SE corner of a tract of land owned by the State of Nebraska (N.D.O.R.); thence N01°16'22"W 614.07 feet (614.03 feet recorded) to the NE corner of said State of Nebraska's tract and the True Point of Beginning; thence S88°21'14"W 369.75 feet to a point on the easterly R.O.W. line of U.S. Highway #281, said point also being the NW corner of the State of Nebraska's tract; thence N00°02'34"W 77.30 feet on said R.O.W. line to a point on the southerly line of Block 13 of Kaley & Jackson's Addition to Red Cloud; thence N88°21'14"E 369.75 feet on the South line of Kaley & Jackson's Addition to Red Cloud; thence S00°02'34"E 77.30 feet to True Point of Beginning; and

All of Block Thirteen (13) and Lots One (1), Two (2), Thirteen (13) and Fourteen (14), Block Fourteen (14), Kaley and Jackson's Addition to Red Cloud, Webster County, Nebraska, along with the vacated alley in Block 13 and the vacated alley between Lots 1 and 13 and 2 and 14, in Block 14 and vacated street lying between Blocks 13 and 14; and

Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska; and

All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE1/4) and County Surveyor Lot Two (2) in the Northeast Quarter (NE1/4) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

## Addresses for Legal Descriptions

- 1) Rural Webster County
- 2) 522 S Webster St, Red Cloud, NE 68970
- 3 & 6) 117 E 5<sup>th</sup> Ave, Red Cloud, NE 68970
- 4) Rural Webster County
- 5) Rural Webster County

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 9 day  
 of May A.D., 2023, at 3:47  
 o'clock P.M. Recorded in Book 2223  
 on Page 942, 943  
Abby Horig County Clerk  
LD Deputy  
LD Assessor Carled

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>5-9-23</u>
\$ Amount	<u>4</u>
By	<u>LD</u>

**CORRECTIVE WARRANTY DEED**

Gary J. Kohmetscher a/k/a Gary Kohmetscher and Paula K. Kohmetscher a/k/a Paula Kohmetscher, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to PG Kohmetscher Farm, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in Annex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the West line of said SW1/4 bears N00°00'00"E. Commencing at the SW corner of said Section 1; thence N88°21'14"E 468.83 feet on the Section line to a point, said point being the SE corner of a tract of land owned by the State of Nebraska (N.D.O.R.); thence N01°16'22"W 614.07 feet (614.03 feet recorded) to the NE corner of said State of Nebraska's tract and the True Point of Beginning; thence S88°21'14"W 369.75 feet to a point on the easterly R.O.W. line of U.S. Highway #281, said point also being the NW corner of the State of Nebraska's tract; thence N00°02'34"W 77.30 feet on said R.O.W. line to a point on the southerly line of Block 13 of Kaley & Jackson's Addition to Red Cloud; thence N88°21'14"E 369.75 feet on the South line of Kaley & Jackson's Addition to Red Cloud; thence S00°02'34"E 77.30 feet to True Point of Beginning; and

All of Block Thirteen (13) and Lots One (1), Two (2), Thirteen (13) and Fourteen (14), Block Fourteen (14), Kaley and Jackson's Addition to Red Cloud, Webster County, Nebraska, along with the vacated alley in Block 13 and the vacated alley between Lots 1 and 13 and 2 and 14, in Block 14 and vacated street lying between Blocks 13 and 14; and

Lots Ten (10), Eleven (11) and Twelve (12), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska; and

All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE1/4) and County Surveyor Lot Two (2) in the Northeast Quarter (NE1/4) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

**This Deed is being filed to correct the Deed recorded August 16, 2017, in Book 2017, page 1982, as the Grantor did not own All of Block Fourteen (14), Kaley and Jackson's Addition to Red Cloud, Webster County, Nebraska, which was conveyed in such deed.**

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 May 9, 2023.

  
\_\_\_\_\_  
Gary J. Kohmetscher


  
\_\_\_\_\_  
Paula K. Kohmetscher

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 9, 2023, by Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife.

Comm. expires



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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2023	942	5/9/2023	Base: 91-0002	Affiliated:
Location ID		Sale Number	Useability & Code #	Parcel Number	
000147100		134	4 05	Geocode	Twn Rng Sect Qrt Subdiv Area Blk Parcel
Date of Sale Assessed Value		4491		00	0 10035 013 0000
Land	Improvements	Total	Date of Sale Property Classification Code		
11,260	54,230	65,490	Status	Property Type	Zoning Location City Size Parcel Size
Assessor Location: RED CLOUD (RC)		Residential	A) 1	B) 03	C) 3 D) 1 E) 6 F) 4
		Commercial			
Multiple Improvements: Multiple Improvements:			Multiple Improvements: 2		
Construction Date: Construction Date:			Construction Date: 1960		
Floor: Floor Sq. Ft.:			Floor Sq. Ft.: 1,292		
Building Cost New: Cost:			Cost: 25,635		
Single Family Style: Residential Condition:			Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	(10) <input type="checkbox"/> Fair	Primary: 471 Other1: 473 Other2:		
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	(30) <input type="checkbox"/> Average	Commercial Construction Class: 5		
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(40) <input type="checkbox"/> Good	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	(2) <input type="checkbox"/> Reinforced Concrete Frame	(3) <input type="checkbox"/> Masonry Bearing Walls
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(50) <input type="checkbox"/> Very Good	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	(5) <input checked="" type="checkbox"/> Metal Frame and Walls	(6) <input type="checkbox"/> Pole Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(60) <input type="checkbox"/> Excellent	Townhouse or Duplex Style: Residential Quality:		
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 10		
(106) <input type="checkbox"/> Other		(20) <input type="checkbox"/> Fair			
Townhouse or Duplex Style:			Cost Rank: 20 Condition: 10		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(30) <input type="checkbox"/> Average	(10) <input checked="" type="checkbox"/> Worn Out		
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Badly Worn		
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average		
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High		
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good		(50) <input type="checkbox"/> Very Good		
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(60) <input type="checkbox"/> Excellent		
(305) <input type="checkbox"/> Two Story Duplex					
Assessor's Adjustment to Sale Price (+ or -):					
Assessor Comments and Reason for Adjustment:					
CORRECTIVE WD, FAMILY LLC					
Comments from			Comments:		
000147100					
(Continue on back)					



NEBRASKA

# Real Estate Transfer Statement

135

FORM  
521

Good Life, Great Service  
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Seller/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 5 Day 5 Yr. 23	Mo. 4 Day 28 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Todd Kral Ist of the Paul E & Denise D Kral Trust Street or Other Mailing Address 456 Road T		Grantee's Name (Buyer) Phillip E. Runyan II and Rachel K. Runyan Street or Other Mailing Address 806 West Seward St.	
City Campbell	State NE	Zip Code 68932	City Blue Hill
Phone Number N/A			State NE
Email Address N/A		Phone Number 402-984-3982	Zip Code 68930
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interest-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement
<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Gift
10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure
<input type="checkbox"/> Buyer	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange
11 Was ownership transferred in full? (If No, explain the division)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partition
<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> Irrevocable Trust
12 Was real estate purchased for same use? (If No, state the intended use)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Revocable Trust
<input type="checkbox"/> Yes		<input type="checkbox"/> Life Estate
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"/> No	<input type="checkbox"/> Sale
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Aunt or Uncle	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Other (Explain)
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Trustee to Beneficiary
14 What is the current market value of the real property?	<input type="checkbox"/> Step-parent and Step-child	
\$203,000	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"/> No	<input type="checkbox"/> Yes	
18 Address of Property 806 W. Seward St., Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees	
Seward		
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.)		

### See Attachment

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

22 Total purchase price, including any liabilities assumed ..... 22 \$ 203,000.00

23 Was non-real property included in the purchase? ..... 23 \$

Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 24 \$ 203,000.00

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.

Phillip E. Runyan II

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

here

Title

Grantee

Date

402-984-3982

Phone Number

5-5-2023

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept Use Only
Mo. 5 Day 10 Yr. 23	\$ 456.75	BK2023, Pg 950	

EXHIBIT A

Legal Description

Tract in part of Lot One (1), Block Twelve (12), Hoover's Addition; The East Half (E½) of Lot Twelve (12), Block Twelve (12), Hoover's Addition with tract in part of Lots Two (2), Three (3), and Four (4), Block Nineteen (19), Original Town and in part of vacated alley or street between said Blocks 12 and 19, all in Blue Hill, Webster County, Nebraska: Commencing at a point 12 feet East of the Northwest corner of Lot 2, said Block 19; thence southwesterly in a straight line to a point 12 feet West of the Southeast corner of Lot 1, Block 12 said Hoover's Addition; thence East to the center of vacated alley or street between said Block 12 and said Block 19; thence South to the North line of Lot 12, Block 12 said Hoover's Addition extended East to the middle of said vacated alley or street; thence West to the northwest corner of the East ¾ of Lot 12, said Block 12; thence South to the North line of Seward Street; thence East to a point on the South line of said Block 19 which is 30 feet East of the Southwest corner of Lot 4 in said Block 19; thence northeasterly to a point 40 feet East of the West line of said Lot 4, Block 19 and 100.00 feet South of the North line of said Lot 4, Block 19; thence northwesterly 90.65 feet to a point 30 feet East of the West line of said Lot 4, Block 19 and 10 feet South of North line of West line of said Lot 4, Block 19; thence East 79.9 feet to a point 10 feet South of the Northeast corner of said Lot 4, Block 19; thence North 10 feet to the Northeast corner of said Lot 4, Block 19; thence West to a point 14 feet East of the Southeast corner of Lot 2, said Block 19; thence northwesterly to a point 10 feet North of South line of said Lot 2, Block 19 and 44 feet East of the West line of said Lot 2, Block 19; thence northwesterly to a point 6 feet East of the West line of said Lot 2, Block 19 and 26 feet North of the South line of said Lot 2, Block 19 and 26 feet northeasterly to a point 40 feet East of the Northwest corner of said Lot 2, Block 19; thence West to the point of beginning, all in the Village of Blue Hill, Webster County, Nebraska.

State of Nebraska } ss. Entered on the  
County of Webster } numerical index and filed for record in the  
Clerk's office of said county this 10 day  
of May A.D., 2023, at 10:36  
o'clock AM. Recorded in Book 2023  
on Pages 950-951

*Patricia Manning* County Clerk  
Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Return to: Prairie Title, PO Box 309, Hastings, NE 68902

**TRUSTEES' JOINT TENANCY WARRANTY DEED**

**TODD KRAL, SUCCESSOR TRUSTEE OF THE PAUL E. KRAL TRUST and  
TODD KRAL, SUCCESSOR TRUSTEE OF THE DENISE D. KRAL TRUST,  
GRANTORS**, in consideration of One Dollar (\$1.00) and other good and valuable  
consideration, receipt of which is hereby acknowledged, hereby convey to **PHILLIP E.  
RUNYAN II and RACHEL K. RUNYAN**, husband and wife, as joint tenants and not as  
tenants in common, **GRANTEES** the following described real estate (as defined in Neb.  
Rev. Stat. Section 76-201):

Tract in part of Lot One (1), Block Twelve (12), Hoover's  
Addition; The East Half (E½) of Lot Twelve (12), Block Twelve  
(12), Hoover's Addition with tract in part of Lots Two (2),  
Three (3), and Four (4), Block Nineteen (19), Original Town  
and in part of vacated alley or street between said Blocks 12  
and 19, all in Blue Hill, Webster County, Nebraska: Commencing  
at a point 12 feet East of the Northwest corner of Lot 2,  
said Block 19; thence southwesterly in a straight line to a  
point 12 feet West of the Southeast corner of Lot 1, Block 12  
said Hoover's Addition; thence East to the center of vacated  
alley or street between said Block 12 and said Block 19;  
thence South to the North line of Lot 12, Block 12 said  
Hoover's Addition extended East to the middle of said vacated  
alley or street; thence West to the northwest corner of the  
East ¼ of Lot 12, said Block 12; thence South to the North  
line of Seward Street; thence East to a point on the South  
line of said Block 19 which is 30 feet East of the Southwest  
corner of Lot 4 in said Block 19; thence northeasterly to a  
point 40 feet East of the West line of said Lot 4, Block 19  
and 100.00 feet South of the North line of said Lot 4, Block  
19; thence northwesterly 90.65 feet to a point 30 feet East  
of the West line of said Lot 4, Block 19 and 10 feet South of  
North line of said Lot 4, Block 19; thence East 79.9 feet to  
a point 10 feet South of the Northeast corner of said Lot 4,  
Block 19; thence North 10 feet to the Northeast corner of  
said Lot 4, Block 19; thence West to a point 14 feet East of  
the Southeast corner of Lot 2, said Block 19; thence  
northwesterly to a point 10 feet North of South line of said  
Lot 2, Block 19 and 44 feet East of the West line of said Lot  
2, Block 19; thence northwesterly to a point 6 feet East of  
the West line of said Lot 2, Block 19 and 26 feet North of  
the South line of said Lot 2, Block 19; thence northeasterly  
to a point 40 feet East of the Northwest corner of said Lot  
2, Block 19; thence West to the point of beginning, all in  
the Village of Blue Hill, Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEEES 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: April 28th, 2023.

*Todd Kral* Successor Trustee  
 TODD KRAL, SUCCESSOR TRUSTEE, OF  
~~THE PAUL E. KRAL TRUST~~  
*Todd Kral* Successor Trustee  
 TODD KRAL, SUCCESSOR TRUSTEE, OF  
 THE DENISE D. KRAL TRUST

STATE OF NEBRASKA )  
 ) SS:  
 COUNTY OF Adams )

The foregoing trustee's deed was acknowledged before me on April 28th 2023  
 2023, by Todd Kral, Successor Trustee of the Paul E. Kral Trust and Todd Kral,  
 Successor Trustee of the Denise D. Kral Trust

*Becky J. Hermann*  
 Notary Public- Becky J. Hermann

My commission expires: October 12th, 2023

BECKY J. HERMANN  
 General Notary State of Nebraska  
 My Commission Expires  
 October 12, 2024.

# Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code				Unified:			
91	2023	950	5/5/2023	Base: 91-0074				Affiliated:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000308600	135	1	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4133			00	0	20005		019	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
7, 975	167,680	175,655	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
Residential			Commercial								
Multiple Improvements:			Multiple Improvements:								
Construction Date:			Construction Date:								
Floor:			Floor Sq. Ft.:								
Building Cost New:			Cost:								
Single Family Style: 101			Residential Condition: 30			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

TRUSTEE 'S JTWD

Comments from  
000308600

Comments:

(Continue on back)

# Real Estate Transfer Statement

137

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. 05 Day 11 Yr. 2023	Mo. 05 Day 10 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Raeanin Marie Cabana 544 N Seward St Street or Other Mailing Address City Red Cloud State NE Zip Code 68970 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles R and Merna C Van Beber Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	
Email Address		Email Address	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<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
<b>8 Type of Deed</b> <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 checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warrantly
<b>9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?</b> <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No	<b>10 Type of Transfer</b> <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
<b>11 Was ownership transferred in full? (If No, explain the division.)</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>12 Was real estate purchased for same use? (If No, state the intended use.)</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Eas-pouse <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 _____	
<b>14 What is the current market value of the real property?</b> \$107,420	<b>15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
<b>16 Does this conveyance divide a current parcel of land?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>18 Address of Property</b> 544 N Seward St Red Cloud, NE	<b>19 Name and Address of Person to Whom the Tax Statement Should be Sent</b> Same as Grantee	
<b>18a</b> <input type="checkbox"/> No address assigned <b>18b</b> <input type="checkbox"/> Vacant land		
<b>20 Legal Description (Attach additional pages, if needed.)</b> See Attached		

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

22 Total purchase price, including any liabilities assumed. . . . . \$ 75,000.00

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . . . \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . \$ 75,000.00

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**

Print or Type Name of Grantee of Authorized Representative  
 Kory McCracken

Signature of Grantee of Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_

Print or Type Name of Grantee of Authorized Representative  
 Attorney

Signature of Grantee of Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_

(402) 746-3613  
 Phone Number 05/11/2023  
 Date

Register of Deed's Use Only		For Dept Use Only	
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 5 Day 11 Yr. 23	\$ 108.75	BK 2023, Pg 982	

Nebraska Department of Revenue  
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of May A.D., 2023, at 11:03 o'clock A.M. Recorded in Book 2023 on Page 982  
Raeann Marie Cabana County Clerk  
10:00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-11-23 By KD  
\$ 168.75

**JOINT TENANCY WARRANTY DEED**

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

Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Original Town of 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.

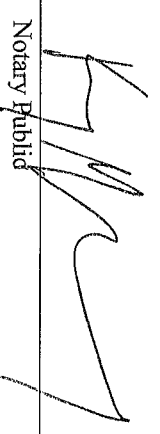
Executed May 10, 2023.

  
Raeann Marie Cabana

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 10, 2023, by Raeann Marie Cabana, a single person.

Comm. expires 

  
Notary Public

# Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code	Unified:
91	2023	982	5/11/2023	Base: 91-0002	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
000107200	137	1	GeoCode	Twn	Rng
Date of Sale Assessed Value			4371	Sect	Qrt
				Subdtr	Area
				Blk	Parcel
				10005	013
				00	0
				10005	013
				0005	013
				0005	013
Land	Improvements	Total	Date of Sale Property Classification Code		
3,280	126,440	129,720	Status	Property Type	Zoning
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1
			D) 1	E) 6	F) 3
			Residential		
			Commercial		
Multiple Improvements:			Multiple Improvements:		
Construction Date: 1875			Construction Date:		
Floor: 2,280			Floor Sq. Ft.:		
Building Cost New: 283,485			Cost:		
Single Family Style: 102	Residential Condition: 30	Commercial Occupancy Code:			
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:		
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<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 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>			
(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	(50) <input type="checkbox"/> Good		
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>					
Assessor Comments and Reason for Adjustment:					
JTWD					
Comments from 000107200					
Comments:					
(Continue on back)					



# Real Estate Transfer Statement

138

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 11 Yr. 2023 4 Date of Deed Mo. 05 Day 11 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) \_\_\_\_\_  
City of Blue Hill \_\_\_\_\_  
Street or Other Mailing Address  
517 W Gage St, PO Box 217 \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Blue Hill \_\_\_\_\_ NE \_\_\_\_\_ 68930 \_\_\_\_\_  
Phone Number (402) 756-2056 \_\_\_\_\_  
City/State/Zip (402) 756-2056 \_\_\_\_\_  
Email Address cityobluehill@gmail.com \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) \_\_\_\_\_  
Community Redevelopment Authority of the City of Blue Hill \_\_\_\_\_  
Street or Other Mailing Address  
517 W Gage St, PO Box 217 \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Blue Hill \_\_\_\_\_ NE \_\_\_\_\_ 68930 \_\_\_\_\_  
Phone Number (402) 756-2056 \_\_\_\_\_  
City/State/Zip (402) 756-2056 \_\_\_\_\_  
Email Address cityobluehill@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 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  
 Bill of Sale  
 Cemetery  
 Conservator  
 Corrective  
 Death Certificate - Transfer on Death  
 Distribution  
 Easement  
 Lease  
 Land Contract/Memo  
 Partition  
 Personal Rep.  
 Quit Claim  
 Warranty  
 Sheriff  
 Trust/Trustee  
 Warrantly  
 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  
 Auction  
 Court Decree  
 Exchange  
 Foreclosure  
 Gift  
 Grantor Trust  
 Partition  
 Revocable Trust  
 Sale  
 Satisfaction of Contract  
 Other (Explain) Redevelopment

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  
 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?  
 \$13,665

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  
 Grantee \_\_\_\_\_

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 Lots 2 & 3 Block 1, Lots 1-4 Block 2, & Lots 1-4 Block 3 Sweezy's Second Subdivision to Sweezy's Addition to the City of ~~Blue Hill~~ Hill, Webster County, Nebraska  
 Blue

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

22 Total purchase price, including any liabilities assumed. ....

23 Was non-real property included in the purchase?  
 Yes  
 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....

22	\$	0.00
23	\$	0.00
24	\$	0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....

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

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

Print or Type Name of Grantee or Authorized Representative  
 Tricia Allen  
 Print or Type Name of Grantee or Authorized Representative  
 Tricia Allen  
 Signatures of Grantee or Authorized Representative  
 Tricia Allen  
 Title \_\_\_\_\_  
 CRA Secretary  
 Date \_\_\_\_\_

26 Date Deed Recorded Mo. 5 Day 11 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt # 2 28 Recording Data BK2023 Pg 995

Register of Deeds's Use Only  
 Nebraska Department of Revenue  
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

For Dept. Use Only  
 (402) 756-2056  
 Phone Number  
 5/11/2023  
 Date

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 11 day of May A.D., 2023, at 2:20 o'clock P.M. Recorded in Book 2023 on Page 995

Tricia Allen County Clerk  
Tricia Allen Ass. Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-11-23  
\$    Exempt #    By   

After recording return to:  
Andrew R. Willis  
Cline Williams Wright Johnson  
& Oldfather, L.L.P.  
233 S 13th Street, Suite 1900  
Lincoln, NE 68508

WARRANTY DEED

The City of Blue Hill, Nebraska, a municipal corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from the Community Redevelopment Authority of the City of Blue Hill, Nebraska ("Grantee") hereby grants and conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. §76-201).

LOTS TWO (2) AND THREE (3) BLOCK ONE (1), LOTS ONE (1) THROUGH FOUR (4) BLOCK TWO (2), AND LOTS ONE (1) THROUGH FOUR (4) BLOCK THREE (3) SWEZEY'S SECOND SUBDIVISION OF SWEZEY'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
2. Has the legal power and lawful authority to convey the real estate to Grantee;
3. Warrants and will defend title to the real estate against the claims of all persons.

Executed this 11<sup>th</sup> day of May, 2023.

"GRANTOR"  
CITY OF BLUE HILL, NEBRASKA,  
a municipal corporation

By: Tricia Allen  
Tricia Allen, City Clerk/Treasurer

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me this 11 day of May, 2023, by Tricia Allen, City Clerk/Treasurer of the City of Blue Hill, Nebraska, on behalf of the City.

Lori D. Weenis  
Notary Public

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

(A) NORTHWEST CORNER  
SECTION 9-14N-R10W

**SWEZY'S SECOND SUBDIVISION**  
CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

PRELIMINARY/FINAL PLAT

(B) NORTHEAST CORNER  
SECTION 9-14N-R10W

LOT 1  
KOEPKES  
SUBDIVISION

YORK STREET

330.12'(M)  
N00°12'29"E

20' ALLEY R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT  
500'13.25"W  
20.00'(M)

LOT 1  
40376.24 S.F.  
0.927 AC.

134.88'(M)  
S00°12'06"W

719.87'(M)  
S89°44'20"W

P.O.B.

3/4 PIPE  
N89°41'49"E  
40.00'(M)

LOT 1  
20281.43 S.F.  
0.466 AC.

135.24'(M)  
S00°11'07"W

135.22'(M)  
S00°12'06"W

2

40' RIGHT OF WAY  
(R.O.W.)  
TO BE DEDICATED  
WITH THIS PLAT

LOT 2  
20100.30 S.F.  
0.461 AC.

135.21'(M)  
N00°12'06"E

135.02'(M)  
S00°12'06"W

7

80' R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT

LOT 3  
20253.17 S.F.  
0.465 AC.

135.02'(M)  
N00°12'06"E

135.02'(M)  
S00°12'06"W

8

20' ALLEY R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT  
S00°11'23"W  
20.00'(M)

LOT 1  
20151.85 S.F.  
0.463 AC.

135.02'(M)  
N00°12'06"E

135.02'(M)  
S00°12'06"W

5

80' R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT

LOT 2  
20253.17 S.F.  
0.465 AC.

135.02'(M)  
N00°12'06"E

135.02'(M)  
S00°12'06"W

6

20' ALLEY R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT  
S00°11'23"W  
20.00'(M)

LOT 1  
20156.82 S.F.  
0.463 AC.

134.99'(M)  
N00°12'06"E

134.99'(M)  
S00°12'06"W

9

40' R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT

LOT 3  
20156.82 S.F.  
0.463 AC.

134.99'(M)  
N00°12'06"E

134.99'(M)  
S00°12'06"W

7

80' R.O.W.  
TO BE DEDICATED  
WITH THIS PLAT

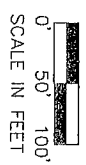
LOT 4  
20248.12 S.F.  
0.463 AC.

134.99'(M)  
N00°12'06"E

134.99'(M)  
S00°12'06"W

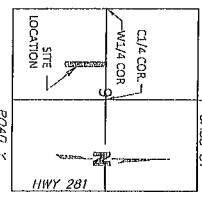
12

UWG: F:\2023\00101-06200\123-00393\40-Design\Survey\SRV\Sheets\V\_PLAT\_02300393.dwg USER: jrmonez  
DATE: May 02, 2023 5:28pm XREFS: V\_XSRV\_TOP WEBSTER\_02300393 V\_XTOPO\_TOP BLUE HILL\_02300393



SCALE IN FEET

**LOCATION MAP**  
SEC. 9 14N-R10W  
NOT TO SCALE  
N 1/4 COR. 7  
CLASS ST.



**LEGEND**

- ⊕ SECTION CORNER
- ⊙ FOUND CORNER (AS NOTED)
- ⊙ SET CORNER 5/8" REBAR w/ CAP
- SECTION LINE
- - - PROPOSED SUBDIVISION LINE
- - - EXISTING PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE SWEZY'S ADD
- P1 PLATTED DISTANCE KOEPKES SUB

12 SHEET 1 OF 3

**Olsson**

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

# SWEZEY'S SECOND SUBDIVISION

PRELIMINARY/FINAL PLAT  
CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

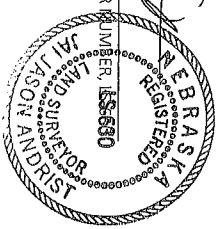
## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF LOTS 1-10, BLOCK 3, ALL OF LOTS 1-10, BLOCK 4, ALL OF LOTS 1-10, BLOCK 10, ALL IN SWEZEY'S ADDITION AND ALSO A 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 9-74N-R10W, THENCE ON AN ASSUMED BEARING OF S89°44'20"W, ALONG THE NORTH LINE OF SAID SW1/4 AND ALSO BEING THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF YORK STREET, A DISTANCE OF 719.87 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, SWEZEY'S ADDITION AND THE INTERSECTION OF THE SOUTH R.O.W. LINE OF YORK STREET AND THE WEST R.O.W. LINE OF CHERRY STREET AND ALSO BEING THE POINT OF BEGINNING; THENCE S00°12'06"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 134.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3; THENCE S89°43'57"W, ALONG THE NORTH 20 FT ALLEY R.O.W. LINE, A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 3; THENCE S89°43'57"W, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6, SAID BLOCK 3; THENCE N89°43'57"E, ALONG THE SOUTH 20 FT ALLEY R.O.W. LINE OF SAID BLOCK 3, A DISTANCE OF 249.97 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 3; THENCE S00°11'07"W, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 3, A DISTANCE OF 135.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 3 SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH R.O.W. LINE OF MAPLE STREET AND THE WEST R.O.W. LINE OF CHERRY STREET; THENCE S89°44'20"W, ALONG THE SOUTH LINE OF SAID BLOCK 3 AND SAID NORTH R.O.W. LINE OF MAPLE STREET, A DISTANCE OF 249.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 3; THENCE S00°11'23"W, ALONG THE WEST LINE OF SWEZEY'S ADDITION, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 4, SWEZEY'S ADDITION; THENCE N89°44'20"E, ALONG NORTH LINE OF SAID BLOCK 4 AND THE SOUTH R.O.W. LINE OF MAPLE STREET, A DISTANCE OF 249.96 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 4; THENCE S00°12'06"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 135.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4; THENCE S89°44'20"W, ALONG THE NORTH 20 FT ALLEY R.O.W. LINE, A DISTANCE OF 249.99 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 4; THENCE S00°11'23"W, ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 249.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, SAID BLOCK 4; THENCE S00°12'06"W, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 4, A DISTANCE OF 135.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 4 AND ALSO BEING THE INTERSECTION OF THE NORTH R.O.W. LINE OF CHERRY STREET; THENCE S89°44'20"W, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 249.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 4 AND ALSO BEING THE INTERSECTION OF THE NORTH R.O.W. LINE OF PROSPECT AVENUE AND THE WEST R.O.W. LINE OF CHERRY STREET; THENCE S89°44'20"W, ALONG THE SOUTH LINE OF SAID BLOCK 4 AND SAID NORTH R.O.W. LINE OF PROSPECT AVENUE, A DISTANCE OF 249.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 4; THENCE S00°11'23"W, ALONG A WEST LINE OF SWEZEY'S ADDITION, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 10, SWEZEY'S ADDITION; THENCE N89°44'20"E, ALONG NORTH LINE OF SAID BLOCK 10 AND THE SOUTH R.O.W. LINE OF PROSPECT AVENUE STREET, A DISTANCE OF 249.89 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 10; THENCE S00°12'06"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 10, A DISTANCE OF 134.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID BLOCK 10; THENCE S89°44'20"W, ALONG THE NORTH 20 FT ALLEY R.O.W. LINE, A DISTANCE OF 249.88 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 10; THENCE S00°11'23"W, ALONG THE WEST LINE OF SAID BLOCK 10, A DISTANCE OF 249.85 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 10; THENCE S00°12'06"W, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 10, A DISTANCE OF 134.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 10 AND ALSO BEING THE INTERSECTION OF THE NORTH R.O.W. LINE OF SIMPSON AVENUE AND THE WEST R.O.W. LINE OF CHERRY STREET; THENCE S89°44'20"W, ALONG THE SOUTH LINE OF SAID BLOCK 10 AND SAID NORTH R.O.W. LINE OF SIMPSON AVENUE, A DISTANCE OF 249.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 10; THENCE S00°11'23"W, ALONG A WEST LINE OF SWEZEY'S ADDITION, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 11; SWEZEY'S ADDITION; THENCE S89°44'20"W, ALONG AN EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF SIMPSON AVENUE, A DISTANCE OF 89.53 FEET; THENCE N00°12'06"E, A DISTANCE OF 110.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 10; THENCE S00°11'23"W, ALONG A WEST LINE OF SWEZEY'S ADDITION, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 11; SWEZEY'S ADDITION; THENCE S89°44'20"W, ALONG AN EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF SIMPSON AVENUE, A DISTANCE OF 89.53 FEET; THENCE N00°12'06"E, A DISTANCE OF 110.08 FEET TO THE SOUTHWEST CORNER OF LOT 1, KOEPKES SUBDIVISION AND ALSO BEING A POINT ON SAID NORTH LINE OF SAID SW1/4 AND SAID SOUTH R.O.W. LINE OF YORK STREET; THENCE N89°41'49"E, ALONG SAID NORTH LINE OF THE SW1/4 AND SAID SOUTH R.O.W. LINE OF YORK STREET, A DISTANCE OF 89.39 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 3; THENCE S89°44'20"E, ALONG THE NORTH LINE OF BLOCK 3 AND ALSO BEING SAID SOUTH R.O.W. LINE OF YORK STREET, A DISTANCE OF 249.95 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 301211.13 SQUARE FEET OR 6.926 ACRES MORE OR LESS OF WHICH 1.360 ARE NEW DEDICATED ROAD RIGHT OF WAY.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON May 10th, 2023, I, JAI JASON ANDRIST, A NEBRASKA REGISTERED LAND SURVEYOR NO. 6390, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT. THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGISTRATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

*Jai Jason Andrist*  
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER 6390  


## SECTION TIES

- (A) NORTHEAST CORNER, SOUTHWEST 1/4, SECTION 9-74N-R10W
- N FOUND 1'-1/2" ALUMINUM CAP AT 0.3' BELOW GRADE
- N 40.45' TO CENTERLINE JOINT OF YORK STREET
- E 20.91' TO NAIL & DISK IN WOOD POST
- E 2.80' TO NAIL & DISK IN 12" CEDAR TREE
- W 3.60' TO NAIL & DISK IN 12" CEDAR TREE

- (B) NORTHWEST CORNER, SOUTHWEST 1/4, SECTION 9-74N-R10W
- FOUND 1" PIPE AT 0.5' BELOW GRADE
- W 2.00' TO N-S FENCE LINE
- N 3.00' TO E-W FENCE LINE
- NE 6.00' TO NAIL & SHINER IN FENCE POST
- N 2.72' TO NAIL & SHINER IN CORNER FENCE POST
- S 18.24' TO MAG NAIL & WASHER IN GUARD POST
- W 9.03' TO MAG NAIL & WASHER IN FENCE POST

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 May, A.D., 20 23, at 2:16  
o'clock p.m. Recorded in Book 2023  
on Page 913-914  
Jai Jason County Clerk  
Abby Thava Deputy  
Ind 220 Assessor Carded

SHEET 2 OF 3

# Olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

# SWEZEY'S SECOND SUBDIVISION

PRELIMINARY/FINAL PLAT  
CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

DEDICATION OF PLAT  
KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF BLUE HILL AND GREGORY W BRENN & KATRINA M BRENN, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SWEZEY'S SECOND SUBDIVISION" TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

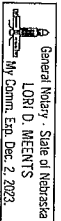
IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,  
AT 9:30 THIS 5 DAY OF May 2023.  
*Alex Buschow*  
ALEX BUSCHOW, MAYOR, CITY OF BLUE HILL

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,  
AT 9:15 THIS 5 DAY OF May 2023.  
*Gregory W Brenn*  
GREGORY W BRENN, HUSBAND OF KATRINA M BRENN

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,  
AT 8:45 THIS 5 DAY OF May 2023.  
*Katrina M Brenn*  
KATRINA M BRENN, WIFE OF GREGORY W BRENN

ACKNOWLEDGMENT  
STATE OF NEBRASKA SS  
COUNTY OF WEBSTER

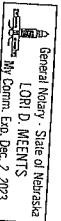
ON THIS 5 DAY OF May 2023, BEFORE ME, ALEX BUSCHOW, MAYOR, CITY OF BLUE HILL, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.



*Lori D Meents*  
NOTARY PUBLIC

ACKNOWLEDGMENT  
STATE OF NEBRASKA SS  
COUNTY OF WEBSTER

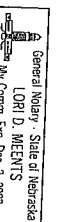
ON THIS 5 DAY OF May 2023, BEFORE ME, GREGORY W BRENN, HUSBAND OF KATRINA M BRENN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.



*Lori D Meents*  
NOTARY PUBLIC

ACKNOWLEDGMENT  
STATE OF NEBRASKA SS  
COUNTY OF WEBSTER

ON THIS 5 DAY OF May 2023, BEFORE ME, KATRINA M BRENN, WIFE OF GREGORY W BRENN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.



*Lori D Meents*  
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS  
THE DEDICATIONS SHOWN ON THIS PLAT ARE ACCEPTED BY THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, ON THIS 5 DAY OF May, 2023.

*Alex Buschow*  
MAYOR  
*Christina*  
CITY CLERK

APPROVALS  
THIS PLAT OF "SWEZEY'S SECOND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF BLUE HILL, WEBSTER COUNTY PLANNING AND ZONING COMMISSION ON THIS 5 DAY OF May, 2023.

*Dorothy C. Meyer*  
CHAIRPERSON  
*Alex Buschow*  
SECRETARY

### REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT P.M.

REGISTER OF DEEDS  
*Robert Stewart*

DEPUTY

LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68801

OWNER  
CITY OF BLUE HILL AND  
GREGORY W BRENN &  
KATRINA M BRENN


# Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code	Unified:
91	2023	995	5/11/2023	Base: 91-0074	Affiliated:
Location ID	Sale Number	Usability & Code #		Parcel Number	
000324900	138	4	11	GeoCode	Twn
Date of Sale Assessed Value		4133		Rng	Sect
				Qrt	Subdiv
				Area	Blk
				010	0000
Land	Improvements	Total		Date of Sale Property Classification Code	
24,705		24,705		Status	Property Type
Assessor Location: BLUE HILL (BH)				A) 2	B) 01
				C) 1	D) 1
				E) 6	F) 6
			Residential	Commercial	
Multiple Improvements:			Multiple Improvements:		
Construction Date:			Construction Date:		
Floor:			Floor Sq. Ft.:		
Building Cost New:			Cost:		
Single Family Style:			Residential Condition:		
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out	Commercial Occupancy Code:	
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn	Primary:	Other1:
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average	Commercial Construction Class:	
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	(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	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	(5) <input type="checkbox"/> Metal Frame and Walls
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls	(6) <input type="checkbox"/> Pole Frame
Townhouse or Duplex Style:			Residential Quality:		
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low	Cost Rank:	
(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	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex				(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent
<b>Assessor's Adjustment to Sale Price (+ or -):</b>					
Assessor Comments and Reason for Adjustment:					
WD ; TRANSFER TO COMMUNITY REDEVELOPMENT					
Comments from			Comments:		
000324900					
(Continue on back)					

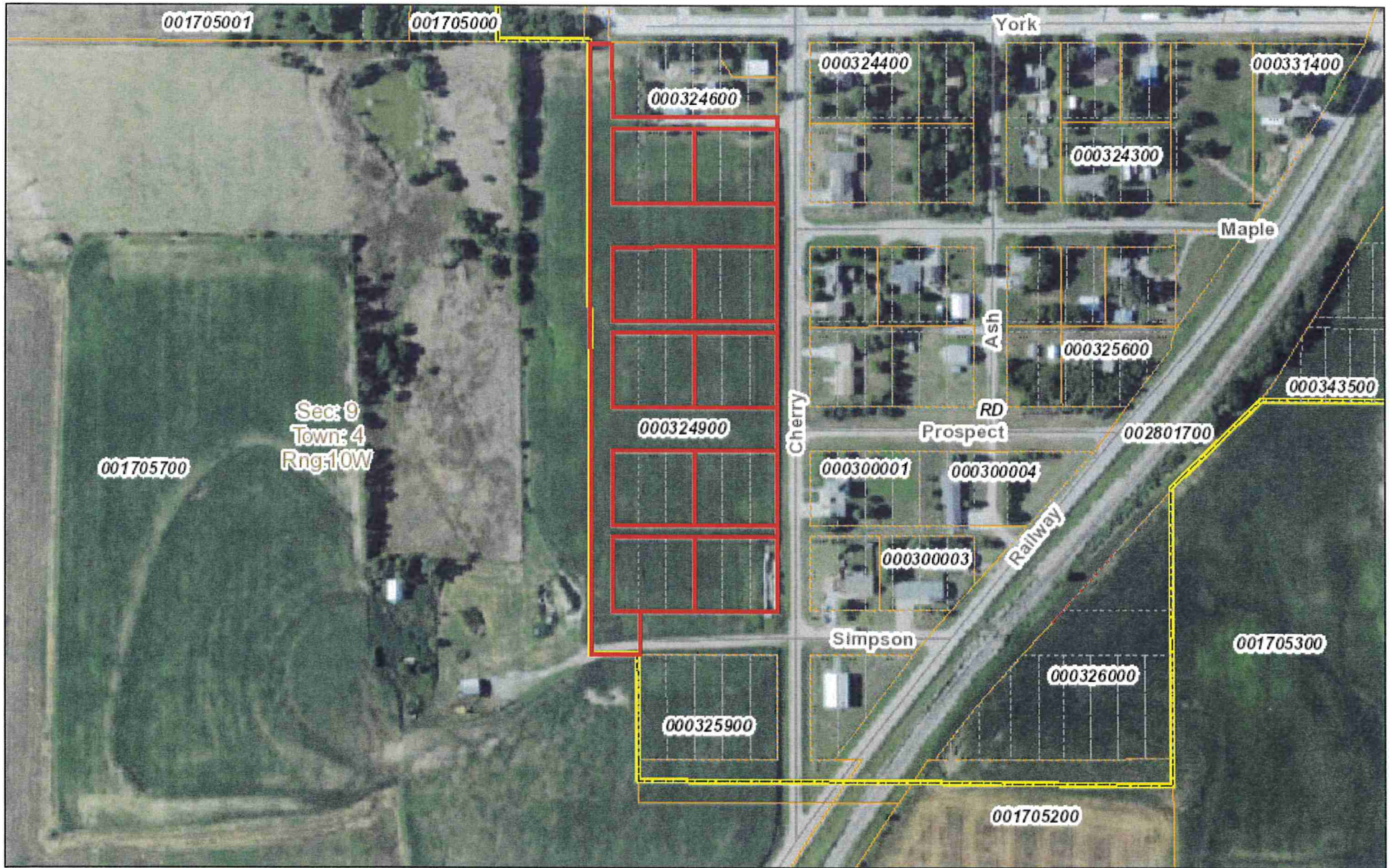
**WEBSTER COUNTY**  
**2023 Real Estate Breakdown Report**

<b>Parcel ID</b> 000324900			<b>Legal</b> LOTS 2-3 BLK 1, LOTS 1-4 BLK 2, LOTS 1-4 BLK 3 SWEEZYS 2ND SUBDIVISION TO SWEEZY'S ADDITION TO BLUE HILL			<b>Card File</b> 000324900				
<b>Owner</b> COMMUNITY REDEVELOPMENT AUTHORITY CITY OF BLUE HILL PO BOX 217 BLUE HILL, NE 68930						<b>Situs</b> SOUTH CHERRY STREET BLUE HILL, NE 68930				
<b>County Area</b>	0	N/A	<b>Class Code</b>	02-01-01-01-06-06		<b>Value</b>	<b>Previous</b>	<b>Current</b>		
<b>Neighborhood</b>	300	BLUE HILL	<b>State GEO</b>	4133-00-0-20030-010-0000		<b>Buildings</b>	0	0		
<b>Location / Group</b>	20	BLUE HILL (BH)	<b>Cadastral</b>	0-72-0-1-0		<b>Improvement</b>	0	0		
<b>Valuation / Group</b>	0	N/A	<b>Book / Page</b>	2023 / 995		<b>Land / Lots</b>	13,665	24,705		
<b>District</b>	195	74HF6N - 91-0074	<b>Sale Date</b>	05/11/2023		<b>Total</b>	13,665	24,705		
<b>School</b>	91-0074		<b>Sale Amount</b>	0						
<b>Model</b>	<b>Method</b>	<b>Description</b>	<b>Lot Size</b>	<b>Frontage</b>	<b>Spot Code</b>	<b>Cutoff</b>	<b>Value</b>	<b>Add (+/-)</b>	<b>Lot Value</b>	<b>Appr ID</b>
8 BLUE HILL	02 SqFoot		310,147.200	1.000	N	17,000	0.336	0	24,705	765
						122,000	0.111			
						999,999	0.039			
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Extend</b>	<b>Ownership History</b>					<b>Amount</b>	
03/17/2023	2023	463		CITY OF BLUE HILL					200,000	
12/31/2018	2019	3	4	AUTEN, GREG W & ANN M					400,000	
				FALGIONE, ADRIAN -TRUSTEE					0	
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>
2022	4118	195	0	0	13,665	13,665	0	13,665	288.78	0
2021	4025	195	0	0	13,665	13,665	0	13,665	279.50	0
2020	4018	195	0	0	13,665	13,665	0	13,665	282.00	0
2019	4013	195	0	0	13,990	13,990	0	13,990	274.58	0
2018	4140	195	0	0	14,035	14,035	0	14,035	275.84	0

**WEBSTER COUNTY**  
2023 Appraisal Property Record Card

<p>Parcel ID 000324900 (765) Cadastral ID 0-72-0-1-0 PAD Class Code 02-01-01-01-06-06 State GEO 4133-00-0-20030-010-0000 Owner COMMUNITY REDEVELOPMENT AUTHORITY CITY OF BLUE HILL PO BOX 217 BLUE HILL, NE 68930 Situs SOUTH CHERRY STREET BLUE HILL NE 68930 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOTS 2-3 BLK 1, LOTS 1-4 BLK 2, LOTS 1-4 BLK 3 SWEEZY'S 2ND SUBDIVISION TO SWEEZY'S ADDITION TO BLUE HILL</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p>
<p><b>Property Valuation</b></p> <p>Buildings 0 Improvement 0 Land/Lot 24,705 Total 24,705</p> <p><b>Lot Information</b></p> <p>Lot Size     Valuation Model BLUE HILL Valuation Method 02 Square Ft Lot Value 24,705</p>	<p><b>Residential Information</b></p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2019)</b></p> <p>Year/Effective Age 0/0 Base Cost 0.00 Roofing Adj 0.00 Subfloor Adj 0.00 Heat/Cool Adj 0.00 Plumbing Adj 0.00 Basement Adj 0.00 Adjusted Cost 0.000 RCN (0.000 x 0) 0 Total Misc Impr 0 Garage Cost 0 Total RCN 0 Depr (Phys 0.000%, Func 0.000%) 0 Depr Misc Impr 0 Total before Econ 0 Econ Depr 22.000% 0 RCNLD 0</p>



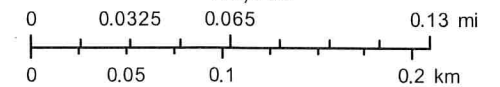


June 6, 2023  
14:43 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:3,949

- Lots
- Lots
- Town Boundary
- Parcels
- Sections
- Lots
- Lots
- Roads
- PID Value Assigned
- No PID Value



10391

NEBRASKA

# Real Estate Transfer Statement

139

FORM 521

Good Life, Great Service.  
DEPARTMENT OF REVENUE

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>05</b> Day <b>12</b> yr. <b>2023</b>	4 Date of Deed Mo. <b>11</b> Day <b>14</b> yr. <b>2018</b>
5 Grantor's Name, Address, and Telephone (Please Print) <b>Grantor's Name (Seller)</b> <b>Welda L Dell</b> Street or Other Mailing Address <b>PO Box 303</b> City <b>Hildreth</b> State <b>NE</b> Zip Code <b>68947</b> Phone Number <b>(308) 215-0766</b>		6 Grantee's Name, Address, and Telephone (Please Print) <b>Grantee's Name (Buyer)</b> <b>Matthew E Gellenbeck</b> Street or Other Mailing Address <b>401 Third St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 746-4140</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 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"/> 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  Quit Claim  Warranty  Warrantly

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No  Court Decree  Exchange  Grantor Trust  Partition  Irrevocable Trust  Revocable Trust  Transfer on Death  Trustee to Beneficiary  
 Buyer  Seller  No  Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 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  Step-parent and Step-child

14 What is the current market value of the real property?  
**\$43,585**

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  
**1873 Rd 1500**  
**Blue Hill, NE 68930**

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

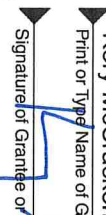
18a  No address assigned **18b**  Vacant land

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

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

22 Total purchase price, including any liabilities assumed .....	22	\$	17,500.00
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	\$	17,500.00

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.  
**Kory McCracken**  
 Print or Typed Name of Grantee or Authorized Representative (402) 746-3613  
 Signature of Grantee or Authorized Representative  Attorney  
 Title Date  
 here

26 Date Deed Recorded Mo. <b>5</b> Day <b>12</b> yr. <b>23</b>	27 Value of Stamp or Exempt Number \$ <b>40.50</b>	28 Recording Data <b>RE 2023 Pg 1005</b>	Register of Deed's Use Only For Dept. Use Only
---	---	---	---

Nebraska Department of Revenue  
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

A Tract in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Five (5), Township Three (3) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said NE $\frac{1}{4}$ ; thence West on the half-section line a distance of 465 feet, more or less, to the intersection with a fence running North from the half section line, which is the Point of Beginning; thence continuing Westerly on the half-section line 646 feet, more or less, to the intersection with a fence running North from the half-section line; thence North along said fenceline a distance of 660 feet, more or less, to a fence running East; thence Easterly along said fenceline approximately 600 feet to a fence running South; thence meandering Southerly in said fenceline to the 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 12 day  
of May A.D., 2023, at 11:55  
o'clock A.M. Recorded in Book 2023  
on Page 1005  
Abbeystead County Clerk  
\$10.00 Assessor  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-12-2023  
\$ 40.50 By OFF

**WARRANTY DEED**

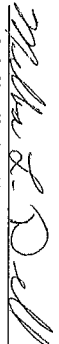
Melba L. Dell, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Matthew E. Gellenbeck, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

A Tract in the Northeast Quarter (NE¼) of Section Five (5), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said NE¼; thence West on the half-section line a distance of 465 feet, more or less, to the intersection with a fence running North from the half section line, which is the Point of Beginning; thence continuing Westerly on the half-section line 646 feet, more or less, to the intersection with a fence running North from the half-section line; thence North along said fenceline a distance of 660 feet, more or less, to a fence running East; thence Easterly along said fenceline approximately 600 feet to a fence running South; thence meandering Southerly in said fenceline to the Point of Beginning.

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 November 14, 2018.

  
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 14, 2018, by Melba L. Dell, a single person.



Comm. expires                       
  
Notary Public

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1005	5/12/2023	Base: 91-0074		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
001601500	139	14	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4243	3	10	5	1	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
41,265	2,320	43,585	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 6			
ICG	ACRES:	VALUE:	ICG		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			AG LAND TOTAL								
3D			Roads								
4D1			Farm Sites		1.000			13,840			
4D			Home Sites		8.790			27,425			
			Recreation								
			Other								
Dwellings											
Outbuildings		2,320	Non-AG TOTAL		9.790			41,265			

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from  
001601500

Comments:

# Real Estate Transfer Statement

140

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	14	Mo. 3 Day 31 Yr. 2023	Mo. 5 Day 4 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) John A. Wilson, Trustee, John F. Wilson Rev. Trust Street or Other Mailing Address 1059 County Road 26		Grantee's Name (Buyer) E. Joe Vavricka Street or Other Mailing Address P.O. Box 57	
City Craig	State NE	Zip Code 68019	City Hildreth
Phone Number		Phone Number (308) 470-0129	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address jwilson3@unl.edu		Email Address	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 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"/> 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	<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 checked="" type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death
--	--	--	---	--	--

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No One-half interest	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
--	--	--	--	--	--

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.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle or 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"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Sell <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.)

16 Does this conveyance divide a current parcel of land?

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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)  Yes Anderson Abstract Co  No

18 Address of Property

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 One-half interest in and to: The Southeast Quarter of Section 13, Township 2 North, Range 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 \$ 190,540.63

23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .... 23 \$ 24

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 24 \$ 190,540.63

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.  
 E. Joe Vavricka

sign here *E. Joe Vavricka* Grantor

Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Title

Grantee

Phone Number 5/5 12023

Date

26 Date Deed Recorded

Mo. 5 Day 12 Yr. 23

27 Value of Stamp or Exempt Number \$ 429.75

28 Recording Data BK 2023, Pg 10016-10017

Register of Deed's Use Only

For Dept. Use Only

381.021, 26

State of Nebraska }  
County of Webster } ss.

BOOK 2023 PAGE 1000

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 12 day  
of May A.D., 2023, at 2:58  
o'clock P. M. Recorded in Book 2023  
on Page 1000-1007

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-12-2023  
\$ 429.75 By OM

Shirley King County Clerk  
\$1000 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, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to E. Joe Yavricka, a married person, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

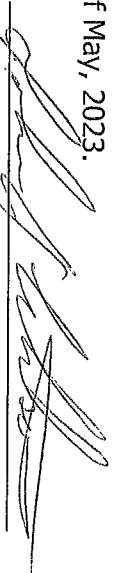
A one-half interest in and to:

The Southeast Quarter of Section 13, Township 2 North, Range 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 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.

Dated this 3 day of May, 2023.

  
John A. Wilson, Trustee,

STATE OF NEBRASKA :  
                                  : ss  
COUNTY OF BURT : :

The foregoing instrument was acknowledged before me on the 3 day of May, 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

**CERTIFICATION OF TRUST AFFIDAVIT**

STATE OF NEBRASKA :  
                                  : ss  
COUNTY OF BURT    :

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

          The John F. Wilson Revocable Trust is now in full force and effect and I am the duly authorized and sole currently acting Trustee.


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

          The Trust is now irrevocable.

          The trust was established under the laws of Nebraska.

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

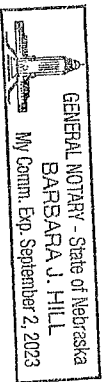
          Dated this 3 day of May, 2023.

  
\_\_\_\_\_  
John A. Wilson, Trustee

STATE OF NEBRASKA :  
                                  : ss  
COUNTY OF BURT    :

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

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





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:			
91	2023	1006	3/31/2023	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
002302400	140	1	GeoCde	Twn	Rng	Sect	Qrt	Subdv	Area	Blk	Parcel
Date of Sale Assessed Value			4369	2	12	13	4	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
221, 200		221, 200	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:			LCG ACRES: VALUE:					
IRRIGATED	1A1		GRASSLAND	1G1	17.000			23,800			
	1A			1G	45.000			63,000			
	2A1			2G1	74.000			103,600			
	2A			2G	22.000			30,800			
	3A1			3G1							
	3A			3G							
	4A1			4G1							
	4A			4G							
DRYLAND	1D1		Shelterbelt/Timber								
	1D		Accretion								
	2D1		Waste								
	2D		Other								
	3D1		AG LAND TOTAL			158.000		221,200			
	3D		Roads			2.000					
	4D1		Farm Sites								
	4D		Home Sites								
			Recreation								
			Dwellings								
			Outbuildings								
			Non-AG TOTAL			2.000					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:  
TRUSTEE'S DEED

Comments from  
002302400

Comments:

Combined With 2023-1008-1009

Good Life, Great Service.  
DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 3 Day 31 Yr. 2023 4 Date of Deed Mo. 5 Day 4 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) John A. Wilson, Trustee, Marilyn P. Wilson Rev. Trust  
Street or Other Mailing Address 1059 County Road 26  
City Craig State NE Zip Code 68019

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) E. Joe Vavricka  
Street or Other Mailing Address P.O. Box 57  
City Hildreth State NE Zip Code 68947

Phone Number (308) 470-0129 Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  No

Email Address Wilson3@unl.edu

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

(A) Status  Improved  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 IOLL  Commercial  Recreational

8 Type of Deed  Conservator  Distribution  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 Exchanged) by buyer or seller?  Buyer  Seller  No  Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 No  Court Decree  Exchange  Grantor Trust  Partition  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.)  
 Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property? \_\_\_\_\_ 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \_\_\_\_\_ %  
 Yes  No

16 Does this conveyance divide a current parcel of land? \_\_\_\_\_ 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes Anderson Abstract Co  No  
 Yes  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 and to: The Southeast Quarter of Section 13, Township 2 North, Range 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 \$ 190,510.63

23 Was non-real property included in the purchases?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (See instructions) ..... 23 \$ 24

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 24 \$ 190,510.63

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.  
 E. Joe Vavricka  
 sign here E. Joe Vavricka Right or Type Name of Grantee of Authorized Representative  
 Signature of Grantee or Authorized Representative Title \_\_\_\_\_ Grantee  
 Phone Number 5/5 12023  
 Date \_\_\_\_\_

26 Date Deed Recorded Mo. 5 Day 12 Yr. 23 27 Value of Stamp or Exempt Number \$ 429.75 28 Recording Data BL2023, Pg 1008-1009 For Dept. Use Only \_\_\_\_\_

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 12 day  
of May A.D., 20 23, at 3:00  
o'clock P. M. Recorded in Book 2023  
on Page 1008-1009  
Abigail Wang County Clerk  
Shane Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-12-2023  
\$ 479.75 By AK

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, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to E. Joe 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 Southeast Quarter of Section 13, Township 2 North, Range 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 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.

Dated this 3 day of May, 2023.

  
John A. Wilson, Trustee,

STATE OF NEBRASKA :  
  : ss  
COUNTY OF BURT        :

The foregoing instrument was acknowledged before me on the 3 day of May, 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, ("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 is now in full force and effect and I am the duly authorized and sole currently acting Trustee.

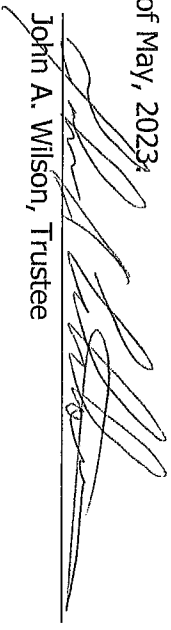
The settlor of the Trust, Marilyn P. Wilson is deceased.

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

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

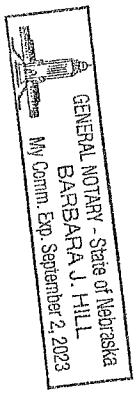
Dated this 3 day of May, 2023.

  
John A. Wilson, Trustee

STATE OF NEBRASKA :  
                                  : ss  
COUNTY OF BURT    :

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

  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1008	3/31/2023	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number					Parcel			
002302400	141	14	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4369	2	12	13	4	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
221, 200		221, 200	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	1G	17.000	23,800					
1A			IG		45.000	63,000					
2A1			2G1		74.000	103,600					
2A			2G		22.000	30,800					
3A1			3G1								
3A			3G								
4A1			4G1								
4A			4G								
DRYLAND 1D1			Shelterbelt/Timber								
1D			Accretion								
2D1			Waste								
2D			Other								
3D1			AGLAND TOTAL			158.000	221,200				
3D			Roads			2.000					
4D1			Farm Sites								
4D			Home Sites								
			Recreation								
			Other								
Dwellings			Non-AG TOTAL			2.000					
Outbuildings											

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED

Comments from  
002302400

Comments:

(Continue on back)

# Real Estate Transfer Statement

149

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>5</u> Day <u>15</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>5</u> Day <u>12</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ross L. Montgomery and Courtney C. Montgomery</b> Street or Other Mailing Address <b>3022 Road E Superior</b> City <b>Superior</b> State <b>NE</b> Zip Code <b>68978</b> Phone Number <b>(402) 746-4429</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>James Murman and Barbara Murman and Carie Murman</b> Street or Other Mailing Address <b>5208 Road A - 51880 Road A</b> City <b>Glennville</b> State <b>NE</b> Zip Code <b>698941</b> Phone Number <b>(402) 469-6903</b> 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.		Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

(A) Status <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	(B) Property Type <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 checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other _____
--	---	---	---	---	--

9 Was transfer part of IRS-like-kind exchange (I.R.C. § 1031 Exchanged) 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"/> Partition	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
--	---	---	--	---	---

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 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"/> Brothers and Sisters <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?  
**\$436,000**

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? <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>Marshall Land Brokers</u> <input type="checkbox"/> No
18 Address of Property <b>Ag Land</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>

20 Legal Description (Attach additional pages, if needed.)  
**The Southeast Quarter (SE1/4) of Section Nineteen (19), 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. . . . . **22** \$ **436,000.00**

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . . . **23** \$ \_\_\_\_\_

24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . **24** \$ **436,000.00**

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.

Print or Type Name of Grantee or Authorized Representative **James Murman**  
Signature of Grantee or Authorized Representative *James Murman*  
Title **Grantee** Date **5/15/2023**

26 Date Deed Recorded Mo. 5 Day 16 Yr. 23

27 Value of Stamp or Exempt Number \$ 981.00

28 Recording Data **BK 2023, Pg 1033**

For Dept Use Only

Nebraska Department of Revenue  
Form No. 96-269-2008 10-2020 Rev. Supercedes 96-269-2008 Rev. 6-2019  
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of May A.D., 2023, at 9:14 o'clock A.M. Recorded in Book 2023

on Page 1033  
Abbey Hogg County Clerk  
10.00 LD Deputy  
Ind Camp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-16-23  
\$ 981.00 BY LD

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

WARRANTY DEED

Ross L. Montgomery and Courtney C. Montgomery, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, James Murman and Barbara Murman, husband and wife as joint tenants, an undivided one-half interest; and Carrie Murman, an undivided one-half interest, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Nineteen (19), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

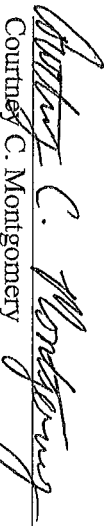
Grantors covenant, jointly and severally, with Grantees that Grantors:

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

Executed

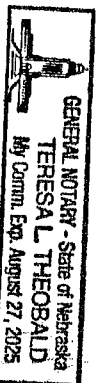
May 14, 2023.

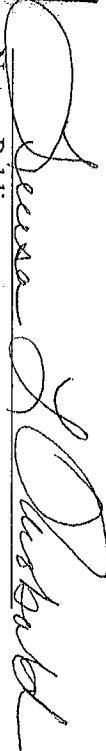
  
Ross L. Montgomery

  
Courtney C. Montgomery

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on May 12, 2023 by Ross L. Montgomery and Courtney C. Montgomery, husband and wife.



  
Notary Public

# Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code				Unified:				
91	2023	1033	5/15/2023	Base: 91-0002				Affiliated:				
Location ID	Sale Number	Useability & Code #	Parcel Number									
002308800	142	1	GeoCde	Twn	Ring	Sect	Qrt	Subdiv	Area	Bk	Parcel	
Date of Sale Assessed Value			4369	2	12	19	4	00000	1	000	0000	
Land	Improvements	Total	Date of Sale Property Classification Code									
189,900		189,900	Status	Property Type	Zoning	Location	City Size	Parcel Size				
Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG			LCG			ACRES:						VALUE:
IRRIGATED	IAI		GRASSLAND	IGI		32.100		44,940				
	1A			1G		1.930		2,700				
	2A1			2G1		57.970		81,160				
	2A			2G								
	3A1			3G1								
	3A			3G								
	4A1			4G1								
	4A			4G		61.100		61,100				
DRYLAND	1D1		Shelterbelt/Timber									
	1D		Accretion									
	2D1		Waste									
	2D		Other									
	3D1		AG LAND TOTAL			153.100		189,900				
	3D		Roads									
	4D1		Farm Sites									
	4D		Home Sites									
			Recreation									
			Other									
Outbuildings			Non-AG TOTAL			3.940						

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

Total Recapture Value:

WD

Assessor Comments and Reason for Adjustment:

Comments from  
002308800

Comments:

(Continue on back)



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. 05 Day 16 Yr. 2023	Mo. 05 Day 16 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Republican Valley Rentals, L.L.C. Street or Other Mailing Address 742 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 621-0708	Grantee's Name (Buyer) LMUC7 Enterprises, LLC Street or Other Mailing Address 341 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (785) 633-2133	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address	Email Address		

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL <input 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	<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"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)

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

10 Type of Transfer  
 Distribution  Foreclosure  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain)

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

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  Step-parent and Step-child

14 What is the current market value of the real property?  
 \$36,905

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  
 341 N Webster St  
 Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed ..... \$ 75,000.00

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 75,000.00

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.

Print or Type Name of Grantor or Authorized Representative  
 Kory McCracken

Signature of Grantor or Authorized Representative  
 here

Title \_\_\_\_\_ Attorney

Print or Type Name of Grantee or Authorized Representative  
 here

Signature of Grantee or Authorized Representative  
 here

Title \_\_\_\_\_

Date \_\_\_\_\_ (402) 746-3613  
 Phone Number 05/16/2023

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 5 Day 17 Yr. 23	\$ 108.75	PL 2023, Pg 1036	

Nebraska Department of Revenue  
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss. Entered on the  
County of Webster } numerical index and filed for record in the  
County's office of said county this 11 day  
of MAY A.D., 2023, at 9:17  
o'clock A.M. Recorded in Book 2023  
on Page 1036-1037 County Clerk  
Andy Haag VA Deputy  
16.00 Assessor Carded  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-17-23  
\$ 168.75 By VA

**WARRANTY DEED**

Republican Valley Rentals, L.L.C., a Nebraska limited liability company,  
GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which  
is hereby acknowledged, conveys to LMJC7 Enterprises, LLC, a Nebraska limited  
liability company; GRANTEEES, the following described real estate (as defined in Neb.  
Rev. Stat. 76-201):

All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original  
Town of 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 May 16 2023.  
Republican Valley Rentals, L.L.C.

Bradford K. Frey Member

Andrea A. Frey Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 16, 2023,  
by Bradford K. Frey and Andrea A. Frey, Members, on behalf of Republican Valley  
Rentals, L.L.C.



Comm. expires \_\_\_\_\_  
Notary Public [Signature]

BOOK 2023 PAGE 1037

### STATEMENT OF AUTHORITY

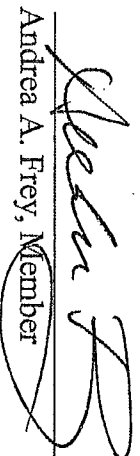
Pursuant to the Nebraska  
Uniform Limited Liability Company Act § 21-127.

1. The name of the limited liability company (Company) is: Republican Valley Rentals, L.L.C. The street and mailing addresses of the Company's designated office is: 742 N Chestnut St, Red Cloud, NE 68970.
2. The Officer(s) or Member(s) **authorized and required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, or enter transactions on behalf of, or otherwise act for or bind, the Company, are:  
Bradford K. Frey, and Andrea A. Frey.
3. The undersigned are duly authorized to sign this Statement of Authority and understand that this Statement will be filed with the Nebraska Secretary of State and may be filed with the Register of Deeds of any county in the State of Nebraska.

Executed on May 11, 2023.



Bradford K. Frey, Member

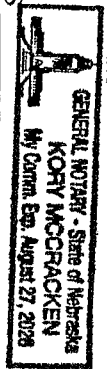


Andrea A. Frey, Member

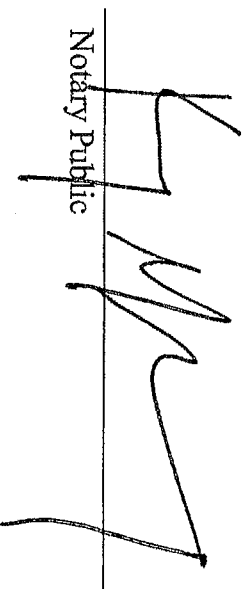
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 11, 2023, by Bradford K. Frey, Member, and Andrea A. Frey, Member, on behalf of Republican Valley Rentals, L.L.C., a Nebraska limited liability company.

Comm. expires



Notary Public



# Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code				Unified:			
91	2023	1036	5/16/2023	Base: 91-0002				Affiliated:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000116500	143	1	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4491			00	0	100005		026	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
355	37,835	38,190	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)			A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
			Residential						Commercial		
Multiple Improvements:			Multiple Improvements: 2								
Construction Date:			Construction Date: 1900								
Floor:			Floor Sq. Ft.: 725								
Building Cost New:			Cost: 39,070								
Single Family Style:			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 471 Other1: 344 Other2:									
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3									
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality:								
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 10									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input checked="" 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 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	(50) <input type="checkbox"/> Good								
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent								
Assessor's Adjustment to Sale Price (+ or -):											
WD											
Assessor Comments and Reason for Adjustment:											
Comments from 000116500											
Comments:											
(Continue on back)											

Real Estate Transfer Statement

144

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.

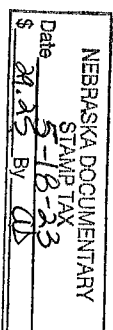
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 5 Day 17 Yr. 23
4 Date of Deed Mo. 10 Day 22 Yr. 21
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.
8 Type of Deed
9 Was transfer part of IRS like-kind exchange?
10 Type of Transfer
11 Was ownership transferred in full?
12 Was real estate purchased for same use?
13 Was the transfer between relatives?
14 What is the current market value of the real property?
15 Was the mortgage assumed?
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company?
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent
20 Legal Description
21 If agricultural, list total number of acres transferred in this transaction.
22 Total purchase price, including any liabilities assumed.
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate.
25 If this transfer is exempt from the documentary stamp tax, list the exemption number.
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Attorney
Phone Number
Date
Register of Deed's Use Only
26 Date Deed Recorded
27 Value of Stamp or Exempt Number
28 Recording Data

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 5 Day 17 Yr. 23
4 Date of Deed Mo. 10 Day 22 Yr. 21
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.
8 Type of Deed
9 Was transfer part of IRS like-kind exchange?
10 Type of Transfer
11 Was ownership transferred in full?
12 Was real estate purchased for same use?
13 Was the transfer between relatives?
14 What is the current market value of the real property?
15 Was the mortgage assumed?
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company?
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent
20 Legal Description
21 If agricultural, list total number of acres transferred in this transaction.
22 Total purchase price, including any liabilities assumed.
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate.
25 If this transfer is exempt from the documentary stamp tax, list the exemption number.
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Attorney
Phone Number
Date
Register of Deed's Use Only
26 Date Deed Recorded
27 Value of Stamp or Exempt Number
28 Recording Data

Lot Two (2), Block Two (2), Tyler's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska and part of Lot One (1), Block Five (5), Grussel's Addition to the Village of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 54 feet West of the Northeast corner of said Lot One (1), thence West along the North line of said Lot One (1), a distance of 54 feet, thence South a distance of 27 feet to a point 108 feet West of the East line of said Lot One (1), thence East a distance of 54 feet, thence North a distance of 27 feet to the point of beginning; including the vacated alley located between the tracts.

State of Nebraska } ss. Entered on the  
County of Webster } numerical index and filed for record in the  
Clerk's office of said county this 18 day  
of May A.D., 20 23, at 2:18  
o'clock P.M. Recorded in Book 2023  
on Page 1648  
Abby Hugg County Clerk  
AD Deputy  
Ind.      Comp.      Assessor      Carded     



**WARRANTY DEED**


Melba L. Dell, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Steven R. Gomez, a single person, and Patrick G. Gomez, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Two (2), Block Two (2), Tyler's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska and part of Lot One (1), Block Five (5), Grussel's Addition to the Village of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 54 feet West of the Northeast corner of said Lot One (1), thence West along the North line of said Lot One (1), a distance of 54 feet, thence South a distance of 27 feet to a point 108 feet West of the East line of said Lot One (1), thence East a distance of 54 feet, thence North a distance of 27 feet to the point of beginning; including the vacated alley located between the tracts.

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.

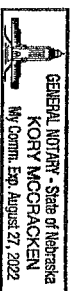
Executed October 22, 2021.

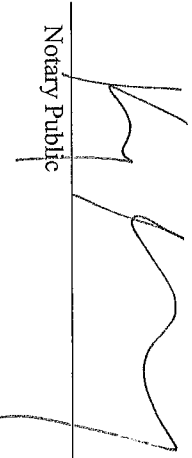
  
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 22, 2021, by Melba L. Dell, a single person.

Comm. expires



  
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	1048	5/17/2023	Base: 91-0074		Affiliated:	Unified:					
<b>Location ID</b>	<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000339800	144	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4133			00	0	20060		002	0000
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
2,740	7,470	10,210		Status	Property Type	Zoning	Location	City Size	Parcel Size			
<b>Assessor Location: BLUE HILL (BH)</b>				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>				<b>Multiple Improvements:</b>								
<b>Construction Date: 1930</b>				<b>Construction Date:</b>								
<b>Floor: 1,040</b>				<b>Floor Sq. Ft.:</b>								
<b>Building Cost New: 102,105</b>				<b>Cost:</b>								
<b>Single Family Style: 101</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>				
<input type="checkbox"/> Mobile Home				<input checked="" type="checkbox"/> Worn Out				Primary: _____ Other1: _____ Other2: _____				
<input checked="" type="checkbox"/> One Story				<input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
<input type="checkbox"/> Two Story				<input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
<input type="checkbox"/> Split Level				<input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
<input type="checkbox"/> 1 1/2 Story				<input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
<input type="checkbox"/> Bi-Level				<input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
<input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame				
<input type="checkbox"/> One Story				<input type="checkbox"/> Low				<b>Cost Rank:</b>				
<input type="checkbox"/> Two Story				<input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				
<input type="checkbox"/> 1 1/2 Story				<input type="checkbox"/> Average				(20) <input type="checkbox"/> Average				
<input type="checkbox"/> Split Level				<input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				
<input type="checkbox"/> 2 1/2 Story				<input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				
<input type="checkbox"/> One Story Duplex				<input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good				
<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>												
000339800												
<b>Comments:</b>												



# Real Estate Transfer Statement

145

- 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>05</u> Day <u>18</u> Yr. <u>2023</u>	4 Date of Deed / <u>24</u> Mo. <u>05</u> Day <u>18</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Vivian Hartless, PR, Estate of Joseph J Bezdek</b> Street or Other Mailing Address <b>1113 S Kola Ave</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>The City of Red Cloud, Board of Public Trust</b> Street or Other Mailing Address <b>540 N Webster St</b>	
City <b>Parker</b>	State <b>AZ</b>	Zip Code <b>85344</b>	City <b>Red Cloud</b>
Phone Number <b>(928) 669-6163</b>	Phone Number <b>(402) 746-2215</b>	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral <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

Bill of Sale     Corrective     Distribution     Land Contract/Memo     Lease     Partition     Sheriff     Other \_\_\_\_\_

Cemetery     Death Certificate – Transfer on Death     Executor     Mineral     Quit Claim     Warranty     Trust/Trustee     Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer     Seller     No     Court Decree     Exchange     Grantor Trust     Partition     Irrevocable Trust     Revocable Trust     Transfer on Death  
 Auction     Easement     Gift     Life Estate     Sale     Trustee to Beneficiary

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

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

14 What is the current market value of the real property?  
**\$9,220**

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  
**934 N Elm St**  
**Red Cloud, NE 68970**

18a  No address assigned    18b  Vacant land

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

20 Legal Description (Attach additional pages, if needed.)  
**Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), and Seventeen (17), Block Thirteen (13) Smith and Moore's Addition to Red Cloud, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed. .... **22** \$ **0.00**

23 Was non-real property included in the purchase?  
 Yes     No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... **23** \$ **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 **2**.  
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  
**Kory McCracken**  
 Print or Type Name of Grantee or Authorized Representative  
**Kory McCracken**  
 Signature of Grantee or Authorized Representative  
 Title \_\_\_\_\_ Attorney  
 Date \_\_\_\_\_ (402) 746-3613  
 Phone Number  
 05-18-2023  
 Date

26 Date Deed Recorded  
 Mo. 5 Day 19 Yr. 23

27 Value of Stamp or Exempt Number  
 \$ Exempt #2

28 Recording Data  
**BK2023, Pg 1049**

For Dept Use Only

Nebraska Department of Revenue  
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1527(2)

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

numerical index and filed for record in the  
Clerk's Office of said county this 19 day  
of May A.D. 2023 at 11:41  
o'clock PM Recorded in Book 2023  
on Page 1049-1050  
Christina G. Ols County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-19-23  
\$ Exempt By AB

**PERSONAL REPRESENTATIVE'S  
WARRANTY DEED**

Vivian Hartless, Personal Representative of the Estate of Joseph J. Bezdek, Deceased,  
a/k/a Joseph J. Bezdek, Jr., GRANTOR, in consideration of ONE AND NO/100 DOLLARS  
(\$1.00) received from GRANTEE, The City of Red Cloud, Board of Public Trust, conveys to  
GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17),  
Block Thirteen (13), Smith & Moore's Addition to Red Cloud, Webster County,  
Nebraska,

subject to easements and restrictions of record.

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

Executed April, 24, 2023.

ESTATE OF JOSEPH J. BEZDEK, DECEASED.

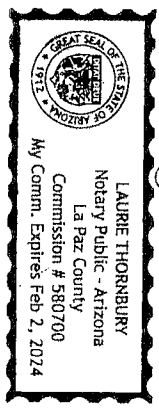
By: [Signature]  
Personal Representative

STATE OF ARIZONA, COUNTY OF La Paz ) ss.

The foregoing instrument was acknowledged before me on April, 24, 2023, by Vivian  
Hartless, Personal Representative of the Estate of Joseph J. Bezdek, Jr., Deceased.

Comm. expires 02/02/2024.

[Signature]  
Notary Public



**STATE OF ARIZONA**  
**CERTIFICATION OF VITAL RECORD**

ORIGINAL  
 STATE COPY

STATE OF ARIZONA  
 DEPARTMENT OF HEALTH SERVICES-BUREAU OF VITAL RECORDS  
 CERTIFICATE OF DEATH

State File Number  
 102-2022-051565

1. DECEASED'S LEGAL NAME (FIRST, MIDDLE, LAST, SUFFIX) JOSEPH, J. BEZDEK		2. AKA'S (IF ANY)		3. DATE OF DEATH 09/02/2022	
4. SEX MALE	5. SOCIAL SECURITY NUMBER	6. DATE OF BIRTH 04/08/1940	7. AGE 82 YEARS		
8. CITY/TOWN, COUNTY AND ZIP OR LOCATION OF DEATH LAKE HAVASU CITY, MOHAVE, 86403					
9. PLACE OF DEATH (TYPE OF PLACE OF DEATH AND FACILITY NAME/ADDRESS) RESIDENCE - 320 LAKE HAVASU BOULEVARD					
10. BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) CHICAGO, ILLINOIS		11. MARITAL STATUS NEVER MARRIED	12. NAME OF SURVIVING SPOUSE PRIOR TO FIRST MARRIAGE (FIRST, MIDDLE, LAST, SUFFIX) NOT LISTED		
13. DECEASED'S USUAL RESIDENCE ADDRESS (STREET, CITY, COUNTY, STATE, ZIP) 320 LAKE HAVASU BOULEVARD, LAKE HAVASU CITY, MOHAVE, AZ, 86403					
14. DECEASED'S HISPANIC ORIGIN(S)		15. DECEASED'S RACE(S)		16. EVER IN ARMED FORCES?	
NO, NOT SPANISH/HISPANIC/LATINO		WHITE		YES	
18. FATHER'S NAME (FIRST, MIDDLE, LAST, SUFFIX) JOSEPH, JOHN, BEZDEK		19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (FIRST, MIDDLE, LAST, SUFFIX) SUSAN, MARGARET, MICHELLOU		17. OCCUPATION UNKNOWN	
20. INFORMANT'S NAME (FIRST, MIDDLE, LAST, SUFFIX) VIVIAN, HARTLESS		21. RELATIONSHIP GUARDIAN			
22. INFORMANT'S MAILING ADDRESS 1105 W 14TH STREET, PARKER, AZ, 85344		24. FUNERAL DIRECTOR'S NAME OR RESPONSIBLE PERSON MICHAEL, RALPH, MCNEIL		25. LICENSE NUMBER FDL-01782	
23. NAME AND ADDRESS OF FUNERAL FACILITY OR RESPONSIBLE PERSON PARKER FUNERAL HOME 1704 S OCCIDILLO AVENUE, PARKER, AZ, 85344		26. NAME AND LOCATION OF 1ST DISPOSITION FACILITY PARKER FUNERAL HOME AND CREMATORY, PARKER, AZ, US		28. CREMATION	
29. A. IMMEDIATE CAUSE OF DEATH MEDICAL CERTIFICATION SECTION CAUSE OF DEATH PART 1					
31. B. DUE TO OR AS A CONSEQUENCE OF G31.1 - SENILE DEGENERATION OF BRAIN, NOT ELSEWHERE CLASSIFIED					
33. C. DUE TO OR AS A CONSEQUENCE OF:					
35. D. DUE TO OR AS A CONSEQUENCE OF:					
37. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO THE DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART 1:					
<b>CAUSE OF DEATH PART II</b>					
38. INJURY?		39. INJURY AT WORK?		40. MANNER OF DEATH	
NO		NO		NATURAL DEATH	
41. TIME OF DEATH 18:16		42. WAS AN AUTOPSY PERFORMED?		43. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
NO		NO		NO	
44. NAME OF PERSON COMPLETING CAUSE OF DEATH THERON, TILGNER				45. DATE CERTIFIED 09/12/2022	
46. CERTIFIER'S ADDRESS 297 LAKE HAVASU AVENUE S #108, LAKE HAVASU CITY, AZ, 86403					

Date Registered: 09/13/2022

Date Issued: 09/14/2022

VS-49 Rev. 12/2017

13022860



This is a true certification of the facts on file with the Arizona Department of Health Services, Bureau of Vital Records, Phoenix, Arizona.  
 Revised 07/2016

*Kristal Colburn*  
 KRISTAL COLBURN,  
 ASSISTANT STATE REGISTRAR

ARIZONA DEPARTMENT  
 OF HEALTH SERVICES



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

This copy not valid unless prepared on a form displaying the State Seal and impressed with the raised seal of the issuing agency.

# Residential & Commercial Sales Worksheet

Entry No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1049	5/18/2023	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
000128000	145	4 11	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371			00	0	10020		013	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
2,735	13,470	16,205	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
			Residential						Commercial		
Multiple Improvements:			Multiple Improvements :								
Construction Date:			Construction Date :								
Floor:			Floor Sq. Ft. :								
Building Cost New:			Cost :								
Single Family Style: 101			Residential Condition: 20			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:									
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 10								
(301) <input type="checkbox"/> One Story	(10) <input checked="" type="checkbox"/> Low	Cost Rank: Condition:									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn									
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent									

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

Assessor Comments and Reason for Adjustment:

PERSONAL REP WD; TRANSFER TO CITY

Comments from  
000128000

Comments:

(Continue on back)

# Real Estate Transfer Statement

146

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. 5 Day 22 Yr. 23	Mo. 5 Day 16 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patricia Gilway Street or Other Mailing Address PO Box 26		6 Grantee's Name (Buyer) Van Beder Properties, LLC Street or Other Mailing Address 707 W 7th Ave	
City Gastonville	State PA	Zip Code 15336-0026	City Red Cloud
Phone Number		Phone Number (254) 718-9674	State NE
Email Address		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Zip Code 68970
		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

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

(A) Status	(B) Property Type	(C)
<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"/> Mobile Home

8 Type of Deed

Bill of Sale  Corrective  Land Contract/Memo  Partition  Sheriff  Other \_\_\_\_\_

Cemetery  Death Certificate - Transfer on Death  Executor  Lease  Personal Rep.  Trust/Trustee  Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by Buyer or seller?  
 Buyer  Seller  No  Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  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.)  
 Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  Step-parent and Step-child  
 Ex-spouse  Parents and Child

14 What is the current market value of the real property?  
 \$13,370

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  
 814 N Webster St  
 Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

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

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

22 Total purchase price, including any liabilities assumed. . . . .

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . . .

22	\$	15,000.00
23	\$	0.00
24	\$	15,000.00

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.  
 Kory McCracken

sign here

Print or Typed Name of Grantee or Authorized Representative  
 Kory McCracken

Signature of Grantee or Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_

Attorney

(402) 746-3613  
 Phone Number 5122/23  
 Date

26 Date Deed Recorded

Mo. 5 Day 22 Yr. 23

27 Value of Stamp or Exempt Number \$ 33.75

28 Recording Data BK2023, P 1063

Register of Deeds' Use Only For Dept Use Only

Nebraska Department of Revenue  
 Form No. 96-289-2008 10-2020 Rev. Supercedes 96-289-2008 Rev. 6-2019  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

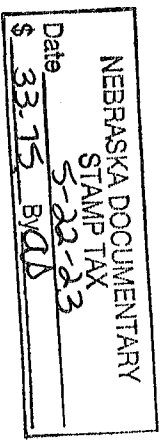
Grantee—Retain a copy of this document for your records.

The South Fifteen Feet of Lot Nineteen (19) and all of Lots Twenty (20) and Twenty-one (21), Block Ten (10), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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 22 day  
of May A.D., 2023, at 9:39  
o'clock A.M. Recorded in Book 2023  
on Page 1063  
Stephanie County Clerk  
D. as Deputy  
Ind    Comp    Assessor    Carded   



**WARRANTY DEED**

Patricia Gillway, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Van Beber Properties, LLC, a Colorado limited liability company, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Fifteen Feet of Lot Nineteen (19) and all of Lots Twenty (20) and Twenty-one (21), Block Ten (10), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

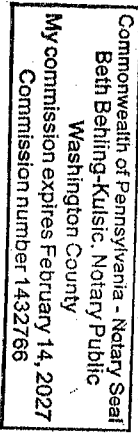
GRANTOR covenants jointly and severally, if more than one) with the GRANTEEES that

- 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 May 16, 2023.

Patricia M. Gillway  
Patricia Gillway

STATE OF PENNSYLVANIA COUNTY OF WASHINGTON ) ss.



The foregoing instrument was acknowledged before me on May 16<sup>th</sup>, 2023, by Patricia Gillway, a single person.

Comm. expires FEBRUARY 14, 2027

Beth Behling-Kulisic  
Notary Public  
BETH BEHLING-KULSIC

# Residential & Commercial Sales Worksheet

Enty No.	Book	Page	Sale Date	School District Code		
91	2023	1063	5/22/2023	Base: 91-0002		Unified:
Location ID	Sale Number	Useability & Code #	Parcel Number			
000126600	146	1	GeocId	Trm	Rng	Sect
Date of Sale Assessed Value			4371			Qrt
			00	0	10020	Subdiv
			Area	Blk	Parcel	
			010	0000		
Land	Improvements	Total		Date of Sale Property Classification Code		
905	10,135	11,040		Status	Property Type	Zoning
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1
				D) 1	E) 6	F) 1
				Residential		
Multiple Improvements:				Multiple Improvements:		
Construction Date: 1886				Construction Date:		
Floor: 920				Floor Sq. Ft.:		
Building Cost New: 90,470				Cost:		
Single Family Style: 101	Residential Condition: 10		Commercial Occupancy Code:			
(100) <input type="checkbox"/> Mobile Home	(10)	<input checked="" type="checkbox"/> Worn Out	Primary:	Other1:		Other2:
(101) <input checked="" type="checkbox"/> One Story	(20)	<input type="checkbox"/> Badly Worn	<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: 20</b>	(6)	<input type="checkbox"/> Pole Frame		
(301) <input type="checkbox"/> One Story	(10)	<input type="checkbox"/> Low	<b>Cost Rank:</b>			
(302) <input type="checkbox"/> Two Story	(20)	<input checked="" type="checkbox"/> Fair	(10)	<input type="checkbox"/> Low		
(307) <input type="checkbox"/> 1 1/2 Story	(30)	<input type="checkbox"/> Average	(20)	<input type="checkbox"/> Worn Out		
(308) <input type="checkbox"/> Split Level	(40)	<input type="checkbox"/> Good	(30)	<input type="checkbox"/> Badly Worn		
(309) <input type="checkbox"/> 2 1/2 Story	(50)	<input type="checkbox"/> Very Good	(40)	<input type="checkbox"/> Above Average		
(304) <input type="checkbox"/> One Story Duplex	(60)	<input type="checkbox"/> Excellent	(50)	<input type="checkbox"/> High		
(305) <input type="checkbox"/> Two Story Duplex			(60)	<input type="checkbox"/> Very Good		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>			<input type="checkbox"/> Excellent			
Assessor Comments and Reason for Adjustment:						
WD						
<b>Comments from</b>				<b>Comments:</b>		
000126600						
(Continue on back)						



# Real Estate Transfer Statement

147

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>05</b> Day <b>19</b> Yr. <b>2023</b>	4 Date of Deed Mo. <b>05</b> Day <b>19</b> Yr. <b>2023</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gay E &amp; Laura Rasser and Lonny D Rasser</b> Street or Other Mailing Address <b>1492 HWY 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3374</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roger Rasser</b> Street or Other Mailing Address <b>1288 HWY 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3563</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 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"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Mineral	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <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 checked="" type="checkbox"/> Seller	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) _____ term right to buy	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
--	--	--	--	---

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

Yes  No ONLY terminates 1st right to purchase

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

<input type="checkbox"/> Aunt or Uncle <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Exspouse	<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?

\$0

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 grantee

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

same as grantee

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 The Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, and water rights to the well in the Northeast Quarter (NE1/4) of said Section, AND The South Half of the Northeast Quarter (S1/2NE1/4) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction **240+.**

22 Total purchase price, including any liabilities assumed . . . . . 22 \$ 0.00

23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . . . 23 \$ 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 **14**

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**

Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title  
 Attorney  
 Date  
 (402) 746-3613  
 Phone Number  
 May 22 2023

26 Date Deed Recorded  
 Mo. **5** Day **22** Yr. **23**

27 Value of Stamp or Exempt Number  
 \$ **Exempt # 14**

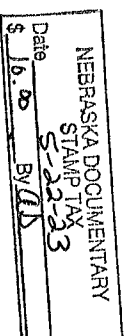
28 Recording Date  
**BR 2023, Pg 1068**

For Dept Use Only

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 22 day of May A.D., 2023, at 2:53 o'clock P.M. Recorded in Book 2023 on Page 1068  
Abbe Young County Clerk  
Lo. S. Assessor AS Deputy  
Ind      Comp      Assessor      Carded     

BOOK 2023 PAGE 1068



**QUITCLAIM DEED**

Gary D. Rasser and Laura Rasser, husband and wife; and Lonny D. Rasser, a single person, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaim and convey to Roger Rasser, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Thirty-five (35), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; and water rights to the well in the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of said Section; AND  
The South Half of the Northeast Quarter (S<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

the intent herein being to terminate the first right to purchase contained in the Warranty Deed from Norma J. Rasser to Roger D. Rasser which was recorded August 27, 2008, in Book 2008, page 1573.

Executed May 19, 2023.

Gary D. Rasser  
Gary D. Rasser

Laura Rasser  
Laura Rasser

Lonny D. Rasser  
Lonny D. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 19, 2023, by Gary D. Rasser and Laura Rasser, husband and wife; and by Lonny D. Rasser, a single person.

Comm. expires 12-2-26

David W. Sturges  
Notary Public



# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code														
91	2023	1068	5/19/2023	Base: 91-0002			Affiliated:			Unified:								
Location ID	Sale Number	Useability & Code #		Parcel Number						Date of Sale Property Classification Code								
001504200	147	4	05	GeoCde	Twn	Ring	Sect	Qrt	Subdiv	Area	Blk	Parcel						
			Date of Sale Assessed Value	4373	2	10	32	1	00000	1	000	0000						
Land	Improvements	Total		Date of Sale Property Classification Code														
714,940		714,940		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	84.970	118,955											
	1A	62.030	337,445		1G													
	2A1				2G1	41.250	57,750											
	2A	17.410	91,055		2G													
	3A1				3G1													
	3A				3G													
	4A1				4G1													
	4A	20.500	102,295		4G	7.440	7,440											
DRYLAND	1D1			Shelterbelt/Timber														
	1D			Accretion														
	2D1			Waste														
	2D			Other														
	3D1			AG LAND TOTAL			233.600	714,940										
	3D			Roads			4.950											
	4D1			Farm Sites														
	4D			Home Sites														
				Recreation														
	Dwellings			Other														
	Outbuildings			Non-AG TOTAL			4.950											

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TERMINATE FIRST RIGHT TO PURCHASE

Comments from

001504200 001506100

Comments:

(Continue on back)

Good Life, Great Service.  
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 5 Day 18 Yr. 2023	Mo. 5 Day 18 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.	
Grantor's Name (Seller) See attached Street or Other Mailing Address See attached	Grantee's Name (Buyer) TMJ Farms, LLC. Street or Other Mailing Address 121 Ridge Rd.	(A) Status	(B) Property Type
City State Zip Code	City Post State TX	<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<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
Phone Number See attached Email Address N/A	Phone Number 8065432074 Email Address N/A	8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<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"/> Trust/Trustee <input type="checkbox"/> Warranty <input checked="" type="checkbox"/> Other See attached
	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Transfer to LLC
	Yes No	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 <input type="checkbox"/> Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child	14 What is the current market value of the real property? See attached	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		
20 Legal Description (Attach additional pages, if needed.) <b>See attached</b>		121 Ridge Rd. Post, TX 79356	

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

22 Total purchase price, including any liabilities assumed ..... \$ 0.00

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (See Instructions) ..... \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... \$ 24

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.

Signature of Grantor or Authorized Representative: Michelle Messersmith Attorney for Grantor

Print of Name of Grantor or Authorized Representative: Michelle Messersmith Attorney for Grantor

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney for Grantee

Print of Name of Grantee or Authorized Representative: [Signature] Phone Number: 402-834-4730

Signature of Grantee or Authorized Representative: [Signature] Date: She 2023

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 5 Day 22 Yr. 23	\$ Exempt # 5b	BK 2023 Pg 1069	

**Box 20- Legal Description**

A parcel of land located in the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Eight (8) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast corner of the West Half of the Northwest Quarter of Section 9; thence N00°08'31"W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled through said Section 9, and the point of beginning; thence N00°08'31"W continuing on said East line, a distance of 2622.23 feet to the Northeast corner of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast corner of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest corner of said East Half of the Northeast Quarter; thence S00°04'50"E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence S73°48'25"E, a distance of 727.99 feet; thence S69°35'58"E, a distance of 654.86 feet to the East line of said East Half of the Northeast Quarter; thence S84°58'08"E, a distance of 1266.99 feet; thence S00°08'31"E, parallel with the East line of said West Half of the Northwest Quarter, a distance of 630.36 feet to the North right of way line of said River Road; thence N89°41'38"E on said North right of way line, a distance of 59.72 feet to the point of beginning.

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

Parcel ID 001403801- 50.29 acres

Parcel ID 001404501- 61.52 acres

# 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.)

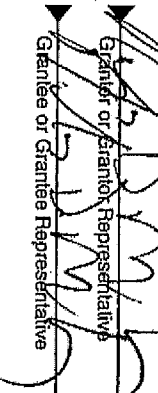
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Torrey M. Vap	Sibling
Mistie R. Day	Sibling
Jeffery D. Vap	Sibling

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)
TMJ Farms, LLC.	Grantee
Torrey M. Vap	Sibling
Mistie R. Day	Sibling
Jeffery D. Vap	Sibling

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  
 Attorney for Grantors  
 Title  
 Date 5/22/2023  
 Grantee or Grantee Representative  
 Attorney for Grantee  
 Title  
 Date 5/22/2023

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

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

NEBRASKA DOCUMENTARY  
STAMP TAX

**Bk 2023, Pg 1069**

Date: 05/22/23  
By AS  
\$ Ex05b

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 22 day  
of May A.D., 2023, at 03:45  
o'clock PM. Recorded in Book 2023  
on Pages 1069-1072

*Anthony Wang*

County Clerk

Fee: \$28.00 By: AS Deputy  
Electronically Recorded

PLEASE RETURN TO: Nicholas D. Meysemburg, Dvorak Law Group, LLC, 515 W. 3<sup>rd</sup> Street, Hastings, NE 68901

**SPECIAL WARRANTY DEED**

Mistie R. Day, a Texas resident, Torrey M. Vap, a Florida resident, and Jeffrey D. Vap, a Nebraska resident (collectively, "Grantors"), convey and release to TMJ Farms, LLC, a Nebraska limited liability company ("Grantee"), the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as set forth on Exhibit A, attached hereto and incorporated herein by this reference, subject to all easements, reservations, covenants, restrictions and matters of record (collectively, the "Property").

Grantors covenant with Grantee that Grantors:

- (i) Are lawfully seised of the interest in the Property and that it is free and clear of all liens and encumbrances arising from the actions or inactions of Grantors, but is subject to all matters of record;
- (ii) Have legal and lawful authority to convey Grantors' interest in the Property; and
- (iii) Warrant and will defend title to the interest in the Property against the lawful claims of all persons claiming the same or any part thereof by, through or under Grantor, but not otherwise.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. §76-902(5)(b).

**[Remainder of page left intentionally blank; signature page follows.]**

Executed this 17 day of May, 2023.

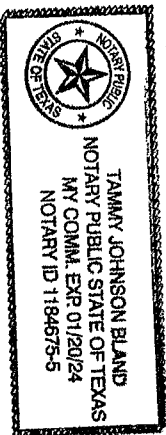
By: Mistie R Day  
Mistie R. Day

By: \_\_\_\_\_  
Torrey M. Vap

By: \_\_\_\_\_  
Jeffery D. Vap

STATE OF TEXAS )  
COUNTY OF Tarrant ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the 17<sup>th</sup> day of May, 2023, by Mistie R. Day.



Tammy Johnson Bland  
Notary Public

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Torrey M. Vap.

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

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Jeffery D. Vap.

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



Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Mistie R. Day

By: \_\_\_\_\_  
Torrey M. Vap

By: \_\_\_\_\_  
Jeffery D. Vap

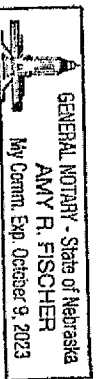
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Mistie R. Day.

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

*Nebraska*  
STATE OF FLORIDA )  
COUNTY OF Adams ) ss.

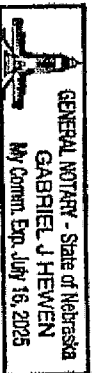
The foregoing Special Warranty Deed was acknowledged before me on the 18<sup>th</sup> day of May, 2023, by Torrey M. Vap.



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

STATE OF NEBRASKA )  
COUNTY OF Hamilton ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the 17<sup>th</sup> day of May, 2023, by Jeffery D. Vap.



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

Exhibit A

A parcel of land located in the East Half of the Northeast Quarter (E $\frac{1}{2}$ N $\frac{1}{4}$ E $\frac{1}{4}$ ) of Section Eight (8) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ N $\frac{1}{4}$ W $\frac{1}{4}$ ) of Section Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast corner of the West Half of the Northwest Quarter of Section 9; thence N00°08'31"W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled through said Section 9, and the point of beginning; thence N00°08'31"W continuing on said East line, a distance of 2622.23 feet to the Northeast corner of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast corner of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest corner of said East Half of the Northeast Quarter; thence S00°04'50"E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence S73°48'25"E, a distance of 727.99 feet; thence S69°35'58"E, a distance of 654.86 feet to the East line of said East Half of the Northeast Quarter; thence S84°58'08"E, a distance of 1266.99 feet; thence S00°08'31"E, parallel with the East line of said West Half of the Northwest Quarter, a distance of 630.36 feet to the North right of way line of said River Road; thence N89°41'38"E on said North right of way line, a distance of 59.72 feet to the point of beginning.

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1069	5/18/2023	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
001403801	148	4 05	Geocde 4489	Twn 1	Rng 10	Sect 8	Qrt 1	Subdiv 00000	Area 1	Blk 000	Parcel 0000
Land	Improvements	Total	Date of Sale Property Classification Code								
256,110		256,110	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1	2.970	1,485						
1A	0.350	1,905	1G	0.830	415						
2A1			2G1								
2A	3.040	15,900	2G	3.840	5,375						
3A1	6.710	33,485	3G1								
3A			3G								
4A1			4G1	10.660	10,660						
4A			4G	1.860	930						
DRYLAND 1D1	26.550	69,030	Shelterbelt/Timber								
1D	31.210	81,140	Accretion								
2D1			Waste	5.370	2,685						
2D			Other								
3D1	4.720	10,785	AGLAND TOTAL	111.800	256,110						
3D			Roads	0.010							
4D1			Farm Sites								
4D	13.690	22,315	Home Sites								
			Recreation								
			Other								
Dwellings			Non-AG TOTAL	0.010							
Outbuildings											

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

SPECIAL WD; TRANSFER TO FAMILY LLC

Comments from

001403801 001404501

Comments:

(Continue on back)

NEBRASKA

# Real Estate Transfer Statement

149

FORM  
521

Good Life Great Service.  
DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91 2 County Number

3 Date of Seller/Transfer Mo. 02 Day 18 Yr. 2023 4 Date of Deed Mo. 02 Day 18 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cheryl's Country Oasis, LLC. Street or Other Mailing Address 121 Ridge Rd.

City See attached State TX Zip Code 79356

Phone Number See attached City See attached State TX Zip Code 79356

Email Address N/A Email Address N/A

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  
See attached (A) Status (B) Property Type (C)

Improved  Single Family  Industrial  Mineral Interests-Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt

8 Type of Deed  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other See attached  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Seller  No  Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) Transfer to LLC

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

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

14 What is the current market value of the real property? See attached 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 See attached 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cheryl's Country Oasis, LLC. 121 Ridge Rd. Post, TX 79356

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 see attached.

22 Total purchase price, including any liabilities assumed ..... \$ 0.00

23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see Instructions) ..... \$ 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.

Print or Type Name of Grantor or Authorized Representative Cheryl's Country Oasis, LLC 402-934-4716  
Signature of Grantor or Authorized Representative [Signature] Phone Number  
Signature of Grantor or Authorized Representative [Signature] Title Attorney for Grantee Date 5/12/2023  
here sign here

26 Date Deed Recorded Mo. 5 Day 23 Yr. 23 Registrar of Deed's Use Only 27 Value of Stamp or Exempt Number \$ Exempt \$ 5b 28 Recording Data BK 2023, Pg 1073 For Dept Use Only

**ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT**

**Box 5- Grantor's Name, Address, and Telephone**

**Torrey M. Vap  
12311 Windswept Ave.  
Riverview, FL 33569  
(813) 951-0698**

**Mistie R. Day  
121 Ridge Rd.  
Post, TX 79356  
(806) 543-2074**

**Jeffery D. Vap  
2010 Clark St.  
Aurora, NE 68818  
(402) 604-5822**

**Box 7(A)- Status**

**Parcel ID 001808201- Unimproved  
Parcel ID 001810100- Improved**

**Box 8- Type of Deed**

**Special Warranty Deed**

**Box 14- What is the current market value of the real property?**

**Parcel ID 001808201- \$10,920  
Parcel ID 001810100- \$206,205**

**Box 18- Address of Property**

**Parcel ID 001808201- No Address Assigned  
Parcel ID 001810100- 1189 Road CD  
Red Cloud, NE 68970**

Box 20- Legal Description

Parcel ID 001810100:

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska more particularly described as follows: Commencing at the Northeast Corner said Southeast Quarter (SE $\frac{1}{4}$ ); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$ ) a distance of 53.30 feet to the west line of U.S. Highway 281 as described in Deed recorded In Book 29 Page 231, which is the true Place of Beginning; thence continuing N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE $\frac{1}{4}$ ) a distance of 40.00 feet; thence S04°08'58"E a distance of 319.88 feet; thence SS2°14'29"E a distance of 292.54 feet; thence 569°34'12"E a distance of 267.29 feet; thence SS9°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence 574°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 feet; thence 589°08'45"E a distance of 135.05 feet to the west line of U.S. Highway 281; thence N00°04'36"W along said west line a distance of 223.06 feet; thence N08°35'25"W along said west line a distance of 202.20 feet; thence N00°06'55"W along said west line a distance of 100.00 feet; thence N09°23'13"E along said west line a distance of 182.70 feet to the place of Beginning, containing 21.18 acres of which 1.28 acres contained in the north 40.00 feet is being used as a public road, **EXCEPT** a tract now owned by Grantees contained within the above tract and described as follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 feet along the North boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway 281; thence Northerly along the West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less.

Parcel ID 001808201:

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23: thence West 717.0 feet along the North boundary of said southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway #281; thence Northerly along the West right-of-way boundary of U.S. Highway #281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 acres, more or less, EXCEPT a County Road 40 feet in width running East & West and lying all along the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract.

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

Parcel ID 001808201- 10.92 acres

Parcel ID 001810100- 10.8 acres

# Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 78-902(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)
Torrey M. Vap	Sibling
Mistie R. Day	Sibling
Jeffery D. Vap	Sibling

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)
Cheryl's Country Oasis, LLC.	Grantee
Torrey M. Vap	Sibling
Mistie R. Day	Sibling
Jeffery D. Vap	Sibling

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  Attorney for Grantors 5/22/2023  
 Grantor or Grantor Representative Title Date  
 Attorney for Grantee 5/22/2023  
 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.



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

NEBRASKA DOCUMENTARY  
STAMP TAX

**Bk 2023, Pg 1073**

Date: 05/23/23  
By AS  
\$ Ex05b

State of Nebraska }  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 23 day  
of May A.D., 2023, at 08:38  
o'clock AM. Recorded in Book 2023  
on Pages 1073-1076

*Anthony Haines*

County Clerk

Fee: \$28.00 By: AS Deputy  
Electronically Recorded

PLEASE RETURN TO: Nicholas D. Meysenburg, Dvorak Law Group, LLC, 515 W. 3<sup>rd</sup> Street, Hastings, NE 68901

**SPECIAL WARRANTY DEED**

Mistie R. Day, a Texas resident, Torrey M. Vap, a Florida resident, and Jeffrey D. Vap, a Nebraska resident (collectively, "Grantors"), convey and release to Cheryl's Country Oasis, LLC, a Nebraska limited liability company ("Grantee"), the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as set forth on Exhibit A, attached hereto and incorporated herein by this reference, subject to all easements, reservations, covenants, restrictions and matters of record (collectively, the "Property").

Grantors covenant with Grantee that Grantors:

- (i) Are lawfully seized of the interest in the Property and that it is free and clear of all liens and encumbrances arising from the actions or inactions of Grantors, but is subject to all matters of record;
- (ii) Have legal and lawful authority to convey Grantors' interest in the Property; and
- (iii) Warrant and will defend title to the interest in the Property against the lawful claims of all persons claiming the same or any part thereof by, through or under Grantor, but not otherwise.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. §76-902(5)(b).

**[Remainder of page left intentionally blank; signature page follows.]**

Executed this 17 day of May, 2023.

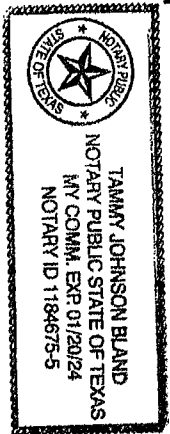
By: Mistie R. Day  
Mistie R. Day

By: \_\_\_\_\_  
Torrey M. Vap

By: \_\_\_\_\_  
Jeffery D. Vap

STATE OF TEXAS )  
COUNTY OF Garza ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the 17<sup>th</sup> day of May, 2023, by Mistie R. Day.



Tammy Johnson Bland  
Notary Public

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Torrey M. Vap.

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

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Jeffery D. Vap.

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Mistie R. Day

By: \_\_\_\_\_  
Torrey M. Vap

By: \_\_\_\_\_  
Jeffery D. Vap

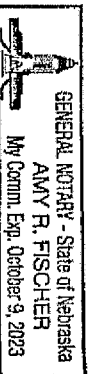
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Mistie R. Day.

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

*Nebraska*  
STATE OF ~~FLORIDA~~ )  
COUNTY OF *Adams* ) ss.

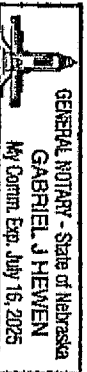
The foregoing Special Warranty Deed was acknowledged before me on the *18th* day of *May*, 2023, by Torrey M. Vap.



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

STATE OF NEBRASKA )  
COUNTY OF *Hamilton* ) ss.

The foregoing Special Warranty Deed was acknowledged before me on the *17th* day of *May*, 2023, by Jeffery D. Vap.



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

Exhibit A

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska more particularly described as follows: Commencing at the Northeast Corner said Southeast Quarter (SE $\frac{1}{4}$ ); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$ ) a distance of 53.30 feet to the west line of U.S. Highway 281 as described in Deed recorded In Book 29 Page 231, which is the true Place of Beginning; thence continuing N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE $\frac{1}{4}$ ) a distance of 40.00 feet; thence S04°08'58"E a distance of 319.88 feet; thence SS2°14'29"E a distance of 292.54 feet; thence S69°34'12"E a distance of 267.29 feet; thence SS9°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence S74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 feet; thence S89°08'45"E a distance of 135.05 feet to the west line of U.S. Highway 281; thence N00°04'36"W along said west line a distance of 223.06 feet; thence N08°35'25"W along said west line a distance of 202.20 feet; thence N00°06'55"W along said west line a distance of 100.00 feet; thence N09°23'13"E along said west line a distance of 182.70 feet to the place of Beginning, containing 21.18 acres of which 1.28 acres contained in the north 40.00 feet is being used as a public road, **EXCEPT** a tract now owned by Grantees contained within the above tract and described as follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 feet along the North boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right of way boundary of U.S. Highway 281; thence Northerly along the West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less.

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 feet along the North boundary of said southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway #281; thence Northerly along the West right-of-way boundary of U.S. Highway #281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 acres, more or less, **EXCEPT** a County Road 40 feet in width running East & West and lying all along the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract.

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1073	5/18/2023	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number				Parcel				
001808201	149	4 05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Date of Sale Assessed Value		4491	1	11	23	4	00000	1	000	8010
Land	Improvements	Total	Date of Sale Property Classification Code								
61,375	193,030	254,405	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG ACRES: VALUE:			LCG ACRES: VALUE:			LCG ACRES: VALUE:					
IRRIGATED	1A1		GRASSLAND			1G1		6.470 9,060			
	1A					1G					
	2A1					2G1		4.000 5,600			
	2A					2G					
	3A1					3G1		4.260 5,965			
	3A					3G					
	4A1					4G1					
	4A					4G					
DRYLAND	1D1		Shelterbelt/Timber								
	1D		Accretion								
	2D1		Waste					1.000 280			
	2D		Other								
	3D1		AG LAND TOTAL					16.730 22,535			
	3D		Roads					2.990			
	4D1		Farm Sites					1.000 13,840			
	4D	1,630	Home Sites					1.000 25,000			
			Recreation								
	Dwellings	184,390	Other								
	Outbuildings	8,640	Non-AG TOTAL					4.990 38,840			

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

Assessor Comments and Reason for Adjustment:

SPECIAL WD; TRANSFER TO FAMILY LLC

Comments from

001808201 001810100

Comments:

(Continue on back)

NEBRASKA

Good Life, Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

150

FORM  
521

- To be filled 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. 5 Day 24 Yr. 2023	Mo. 5 Day 24 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Troy Schmitz and Monica Schmitz Street or Other Mailing Address 429 N Walnut St City Red Cloud State NE Zip Code 68970		Grantee's Name (Buyer) Mark Davis and Shelby Davis Street or Other Mailing Address 1501 E 16th St City North Platte State NE Zip Code 68901	
Phone Number 908-746-4809	State NE	City North Platte	State NE
Zip Code 68970	City Red Cloud	State NE	City North Platte
Phone Number 908-580-3717	State NE	City NE	State NE
Is the grantee a 501(c)(3) organization? No	Is the grantee a 509(a) foundation? No	Yes	Yes
Email Address N/A	Email Address N/A	Yes	No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input 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"/> 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"/> Warrantly <input type="checkbox"/> Other	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  
 Seller  
 No  
 Court Decree  
 Exchange  
 Grantor Trust  
 Partition  
 Irrevocable Trust  
 Revocable Trust  
 Life Estate  
 Sale  
 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 or Niece or Nephew  
 Family Corp., Partnership, or LLC  
 Self  
 Other  
 Brothers and Sisters  
 Grandparents and Grandchild  
 Spouse  
 Parents and Child  
 Step-parent and Step-child

14 What is the current market value of the real property?  
 \$15,000

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

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

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

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

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

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

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

22 Total purchase price, including any liabilities assumed	22	\$	15,000.00
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)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	15,000.00

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.

Teresa Theobald  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title  
 Closing Agent  
 Phone Number (402) 746-2246  
 524/2023

26 Date Deed Recorded  
 Mo. 5 Day 25 Yr. 23

27 Value of Stamp or Exempt Number  
 \$ 33.75

28 Recording Data  
 BR2023, Pg 1079

Register of Deed's Use Only  
 For Dept Use Only

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 May A.D., 2023, at 9:54  
o'clock AM. Recorded in Book 2023  
on Page 1079 County Clerk  
Abby Haring Deputy  
10:00 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-25-23  
\$ 33.75 By AK

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

WARRANTY DEED

Troy Schmitz and Monica Schmitz, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Mark Davis and Shelby Davis, 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 Seven (7), Eight (8) and Nine (9), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

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

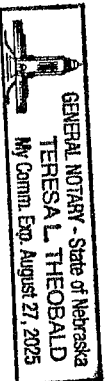
Executed May 24, 2023.

Troy Schmitz

Monica Schmitz

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on May 24, 2023 by Troy Schmitz and Monica Schmitz, husband and wife.



Teresal Theobald  
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>				<b>Unified:</b>		
91	2023	1079	5/24/2023		Base: 91-0002		Affiliated:				
<b>Location ID</b>	<b>Sale Number</b>	<b>Useability &amp; Code #</b>	<b>Parcel Number</b>								
000135400	150	1	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Date of Sale Assessed Value		4371			00	0	10025		001	0000
<b>Land</b>	<b>Improvements</b>	<b>Total</b>	<b>Date of Sale Property Classification Code</b>								
1, 640	5, 800	7, 440	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: REID 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 :								
<b>Construction Date:</b>			Construction Date :								
		1900									
<b>Floor:</b>			Floor Sq. Ft. :								
		1, 550									
<b>Building Cost New:</b>			Cost :								
		189, 625									
<b>Single Family Style: 101</b>			<b>Residential Condition:</b>			<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out		Primary: _____ Other1: _____ Other2: _____								
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn		<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>			<b>Cost Rank:</b>					
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low		(6) <input type="checkbox"/> Pole Frame								
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair		<b>Condition:</b>								
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average		(10) <input type="checkbox"/> Low								
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good		(20) <input type="checkbox"/> Average								
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good		(30) <input type="checkbox"/> Above Average								
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(40) <input type="checkbox"/> High								
(305) <input type="checkbox"/> Two Story Duplex			(50) <input type="checkbox"/> Very Good								
			(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>								
000135400											
			(Continue on back)								



# Real Estate Transfer Statement

151

FORM 521

NEBRASKA

Good Life, Great Service  
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 5 Day 25 Yr. 2023	Mo. 5 Day 25 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Michael A. Hasty and Patricia Hasty Street or Other Mailing Address 2912 N 173rd Street		Grantee's Name (Buyer) Mark Davis and Shelby Davis Street or Other Mailing Address 1581 E 26th St	
City Omaha	State NE	City North Platte	State NE
Phone Number 774	Zip Code 68116	City North Platte	State NE
Email Address N/A	Phone Number 580-3717	City North Platte	State NE
		City North Platte	State NE
		City North Platte	State NE

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"/> TOLL	<input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <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"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trustee/Trustee <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 <input type="checkbox"/> Yes	<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"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle 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?

\$10,000

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

Yes  No \$ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

18 Address of Property

405 N Walnut Street  
Red Cloud, NE 68970

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

Grantee

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

Lots Ten (10), Eleven (11) and Twelve (12), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

22	\$	10,000.00
23	\$	
24	\$	10,000.00

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

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

Teresa Thepbald

Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Title Agent

(402) 746-2246

Phone Number 58572023

Date

26 Date Deed Recorded

Mo. 5 Day 26 Yr. 23

27 Value of Stamp or Exempt Number \$ 22.50

28 Recording Data BK 2023, Pg 1083

Register of Deed's Use Only

For Dept Use Only

State of Nebraska } ss.  
County of Webster }

BOOK 2023 PAGE 1083

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of May A.D., 2023, at 8:50 o'clock a M. Recorded in Book 2023 on Page 1083  
Andrey Hazy County Clerk  
16.00 ADD Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>5-26-23</u>
\$ <u>22.50</u>	By <u>AS</u>

Reema Inc.  
Southern Title, LLC  
P.O. Box 231  
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Michael A. Hasty and Patricia Hasty, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Mark Davis and Shelby Davis 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 Ten (10), Eleven (11) and Twelve (12), Block One (1), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Executed May 25, 2023.

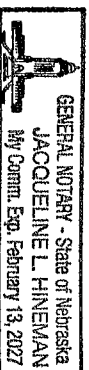
Michael A. Hasty

Patricia Hasty

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on May 25<sup>th</sup>, 2023 by Michael A. Hasty and Patricia Hasty, husband and wife.

Jacqueline L. Hineman  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1083	5/25/2023	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
000135500	151	1	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371			00	0	10025		001	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1,640	10,070	11,710	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
Residential			Commercial								
Multiple Improvements:			Multiple Improvements:								
Construction Date: 1910			Construction Date:								
Floor: Floor Sq. Ft.: 1,296			Floor Sq. Ft.:								
Building Cost New: Cost: 159,980			Cost:								
Single Family Style: 101			Residential Condition: 15			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary:			Other1:			Other2:			
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 40			(6) <input type="checkbox"/> Pole Frame			Condition:		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:			Condition:						
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent									
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
JTWD											
Comments:											
Comments from 000135500											
(Continue on back)											

Good Life, Great Service.

DEPARTMENT OF REVENUE

To be filled 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. 5 Day 30 Yr. 23	Mo. 5 Day 26 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Heather Renee Reiman fka Espinoza, David Lee Reiman Street or Other Mailing Address 221 South Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (531) 229-7383 Email Address N/A		Grantee's Name (Buyer) Heather Renee Reiman and David Lee Reiman Street or Other Mailing Address 221 South Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (531) 229-7383 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No	

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

(A) Status	(B) Property Type	(C)
<input 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 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"/> Mobile Home	<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"/> 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	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Add spouse

8 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 or Niece or Nephew  
 Brothers and Sisters  
 Grandparents and Grandchild  
 Parents and Child  
 Family Corp., Partnership, or LLC  
 Self  
 Spouse  
 Other

14 What is the current market value of the real property? \$18,545

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  
221 South Seward Street, Red Cloud, NE 68970  
19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Grantee

20 Legal Description (Attach additional pages, if needed.)  
Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska

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

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

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

sign here  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative  
Heather Renee Reiman  
Title  
(531) 229-7383  
Phone Number  
5-30-2023  
Date

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 5 Day 30 Yr. 23	\$ Exempt # 5A	BK2023, Pg 1084	

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 May A.D., 2023, at 11:17 o'clock A.M. Recorded in Book 2023 on Page 1084

Abby Tang County Clerk  
1200 Assessor AS Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-30-23  
~~\$ Exempt~~ BY AD

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

QUITCLAIM DEED

Heather Renee Reiman, formerly Heather Renee Espinoza, and David Lee Reiman, a married couple, Grantors, in consideration of Love and Affection, convey to Grantees, Heather Renee Reiman and David Lee Reiman, a married couple as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska

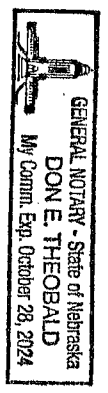
Executed May 30, 2023.

Heather Renee Reiman David Lee Reiman  
Heather Renee Reiman David Lee Reiman

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on May 30, 2023 by Heather Renee Reiman, formerly Heather Renee Espinoza and David Lee Reiman, a married couple.

Don E. Theobald  
Notary Public



# Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code		Unified:
91	2023	1084	5/30/2023	Base: 91-0002		Affiliated:
Location ID	Sale Number	Useability & Code #		Parcel Number		
000155100	152	4	05	GeoCde	Twn	Rng
Date of Sale Assessed Value				4491		
				Sect	Qrt	Subdiv
				00	0	10065
				Area	Blk	Parcel
				010		0000
Land	Improvements	Total		Date of Sale Property Classification Code		
4, 310	27, 870	32, 180		Status	Property Type	Zoning
				A) 1	B) 01	C) 1
				D) 1	E) 6	F) 2
Assessor Location: RED CLOUD (RC)				Commercial		
Residential				Commercial		
Multiple Improvements: Multiple Improvements :				Multiple Improvements :		
Construction Date: 1890				Construction Date :		
Floor: Floor Sq. Ft.: 894				Floor Sq. Ft.:		
Building Cost New: Cost: 97,320				Cost:		
Single Family Style: 101				Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Residential Condition: 20		Primary:	Other1:	Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:		
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame		
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame		
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls		
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls		
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls		
Townhouse or Duplex Style:				Residential Quality: 30		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good	(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent			

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

Assessor Comments and Reason for Adjustment:

QCD ; ADD SPOUSE TO PROPERTY

Comments from  
000155100 000155200

Comments:

(Continue on back)