NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

W

FORM 527

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.

Nebraska Department of Revenue sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? City Lincoln here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 18a ✓ No address assigned 14 What is the current market value of the real property? 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 11 Was ownership transferred in full? (If No, explain the division.)

Yes No _______No 22 Total purchase price, including any liabilities assumed . . 5 Grantor's Name, Address, and Telephone (Please Print) **Email Address** Street or Other Ma 2940 S 89th 8 Type of Deed Phone Number Grantor's Name (Seller)
Marcia A Thompson, E 1/2 2-2-11 Red Cloud, Webster County Date See attached \$127,940 County Name Mo. Address of Property Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No (A) Status Yes ✓ Unimproved Improved DEPARTMENT OF REVENUE Cemetery Deed Recorded IOL Bill of Sale Day 2 Print or Type Name of Gran 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 Kory J McCracken Mailing Address No No Death Certificate - Transfer on Death Corrective Conservator of Grantee or Nuthorized Representative The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Commercial Multi-Family Single Family Ex-spouse 3 Trustee Marcia A Thompson Trust WEBSTER - 91 Brothers and Sisters 18b 10 Type of Transfer Vacant land 2 County Number ee or Authorized Representativ Value of Stamp or E \$ 720.0 8 Court Decree Auction State ✓ Agricultural Register of Deed's Use Only
on or Exercipt Number 28 Industrial Recreational Exchange Distribution Easement Executor Easement Distribution Parents and Child □ Grandparents and Grandchild Zip Code 68520 80 +/-Gift Grantor Trust Foreclosure Land Contract/Memo Mineral Lease (B) Property Type Title Lincoln 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer

Mo. 4 Day 2 Same as Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent **Email Address** Phone Number Street or Other Mailing Address 3821 Doonbeg Rd Grantee's Name (Buyer)
John R and Tiffany M Thompson, Co-Trustees Mineral Interests-Nonproducing Mineral Interests-Producing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition Irrevocable Trust Life Estate and < No Quit Claim Partition W Personal Rep. Step-parent and Step-child Attorney Spouse X. 23 ✓ Sale Satisfaction of Contract S Revocable Trust Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? ✓ Trust/Trustee

Warranty State Assessed
Exempt Sheriff Yes 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. _ 22 23 S 3 Other Other (Explain) Day Trustee to Beneficiary Transfer on Death ☐ Other CP Phone Number For Dept. Use Only (402) 746-3613 320,000100 320,000,00 Mobile Home <u>.</u>≺ Zip Code 68520 D Yes Yes 3 **N**o % Z Z

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.

State of Nebraska \$ss. County of Webster

Odobou troin County Clerk

\$ 720.00 NEBRASKA DOCUMENTARY

Assessor_

Carded_ Deputy

TRUSTEE'S WARRANTY DEED

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

County, Nebraska, Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster The East Half of the Northwest Quarter (E½NW1/4) of Section Two (2),

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

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

Executed April Al., 2023

Thompson Trustee

Marcia A. Thompson, Trustee

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

Marcia A. Thompson, Trustee of the Marcia A. Thompson Trust. The foregoing instrument was acknowledged before me on April 2, 2023, by

Comm. expires

Notary Publik

Agricultural Land Sales Worksheet

		1.000		AL	GIOT	Non-AG TOTAL					lings	Outbuildings
				Other	0						lings	Dwellings
				tion	Recreation		00.232.0	4.7				
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		1.000		Roads	R						3D	
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14,740		8.630		3G1							3A1	
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44,890		39.660	ω	2G1							2A1	
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ize Parcel Size	City Size	Location	Zoning	Гуре	Property Type		Status	97,020			20	97,020
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		umber	Parcel Number			٠		Useability & Code#	Useabilit	Sale Number	Sal	Location ID
ş	Unified:		ated:	Affiliated:	91-0002		Base:	4/21/2023	4/2	909	2023	91
		School District Code	nool Dist	Scl				Sale Date	Se	Page	Book	Cnty No.

(Continue on back)	
	001904100
Comments:	Comments from
	TRUSTEE'S WD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA

Good Life, Great Service, Real Estate Transfer Statement

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

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. FORM **521**

Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 27 Value of Stamp or Exempt Number 28 29 29 29 29 29 29 29	Sign Will a Understand Control of Charles of Authorized Representative		24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	20 Legal Description (Attach additional pages, if needed.) (See legal description attached)	18a No address assigned 18b 🗸 Vacant land	18 Address of Property 1819 Road V Blue Hill, NE 68930	divide a current parcel of land?	14 What is the current market value of the real property?	Brothers and Sisters	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, cheo	11 Was ownership transierred in tuli? (If No, explain the division.) Yes No	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller O Court Decree Exchange Grantor Trust	ficat		Commercial	☐ Improved ☐ Single Family ☐ Industrial ☐ Industrial ☐ Multi-Family ☐ Agricultural ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	(A) Status (B) I	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(405) NF86-2107	Gilue Hill She Zip 68930		Grantor's Name (Seller) Ronald E Bolte, Trustee of the Ronald E Bolte Rvoc Trust		WEBSTER - 91
28 Recording Data Control of the co	Attorney	t it is, to the best of my knowledge and belief, true, comp	24 * 23,200 00	23 22				19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	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 Value	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$%	Grandchild Spouse Step-parent and Step-child	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	iz was real estate purchased for same use? (If No, state the intended use.)	□ □ life □ Par	Quit Claim Warranty	ontract/Memo	1	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt		roperty is also a mobile home.	Email Address	Phone Number (402) 461-1861 Is the grantee a 501(c)(3) organization? Yes No No (402) 461-1861 Yes, is the grantee a 509(a) foundation? Yes	١	Street or Other Majling Address	Grantee's Name (Buyer) Benjamin and Courtney Hansen	(Please Print)	Mo. 04 Day 13 Yr. 2023 Mo. S Day 5 Yr. 2023

P.M. WEBSTER COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS THIRTY-SIX (36), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST, OF THE 6TH A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION FOLLOWS:

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

State of Nebraska \{\}ss. County of Webster\}

on Page County Clerk Clerk's office of said county this <u>at ay</u> of <u>MULAD.</u>, 20<u>33</u> at <u>3:44</u> o'clock <u>A.M.</u> Recorded in Book <u>A.M.</u> on Page Entered on the numerical index and filed for record in the Clerk's office of said county this <u>aday</u> Ś

Comp

Assessor_

Carded

NEBRASKA DOCUMENTARY STAMP TAX

JOINT TENANCY WARRANTY DEED

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

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: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION

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; OF A TRACT DESCRIBED IN DEED BOOK 2017, PAGES 1178-1180; THENCE N89°00'05"E A 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 (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 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N89°00'05"E

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

- except easements and restrictions of record; (1) is lawfully seized of such real estate and that it is free from encumbrances;
- 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

Executed M/ , 2023.

Ronald E. Bolte, Trustee ronald

STATE OF NEBRASKA, COUNTY OF WEBSTER:

Ronald E. Bolte, The foregoing instrument was acknowledged before me on z Trustee of the Ronald E. Bolte Revocable Trust u/a/d June 11/24 16, , 2014.

Comm. expires DAVID B. GARWA

Notary Públic

Agricultural Land Sales Worksheet

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Blk Parcel	Area	Subdiv	t Qrt	Sect	n Rng	GeoCde Twn	1 G	132		001718900	00
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fied:	Unified:		Affiliated:	Affil	91-0074	Base: 91 -	4/13/2023 B	923	2023	91 2	
		rict Code	School District Code	Sc			Sale Date	Page	Book	Cnty No. 1	Cn

		001718900	Comments from			JTWD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Good Life. Great Service. NEBRASKA

FORM **521**

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

Red Cloud NE Proper Number Proper Number Property Type Property	nWey and Elizabeth VanWey Address Color of	Elizabeth VanWey	Grantee's Name (Buyer) Grantee's Name (Buyer) Grant E Olson and Marcia L		Garntee's Name (Buyer) Gary E Olson and Marcia L	Gary E Olson and Marcia L	failing Address /ay 136	State Zip Code NE 68970	Phone Number Is the grantee a 501(c)(3) organization?	334 Phone Number Is the grantee a 501(c)(3) organization? (402) 746-3314 If yes, is the grantee a 509(a) foundation?	Email Address	assification Number. Check one box in categories A and B. Check	in categories A and B. Check C if property is also a mobile home.	(B) Property Type	Single Family Industrial Mineral Interests-Nonproducing State Assessed	Multi-Family Agricultural Mineral Interests-Producing Exempt	proved Milit-ramily Agricultural Mineral Interests-Producing Commercial Recreational	- Commercial - Recreational	☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff [Corrective Easement Lease Personal Rep. Trust/Trustee	☐ Death Certificate — Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ✓	10 Type of Transfer Distribution Foreclosure Irrayonable Trust Reynocable Trust	Auction Fasement Giff I if Estate 7 Sale	No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract	19 Was real estate nurshased for same use?	✓ Yes No		as the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		Brothers and Sisters Grandparents and Grandchild Spouse	Character and Character	Parents and Child				17				Same as Grantee	Carro do Cranço		18b		gal Description (Attach additional pages, if needed.)	- I - I - I - I - I - I - I - I - I - I	e attached		ž"	1	7			ssumed	59	No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		- C	24					It it is, to the best of my knowledge and belief, true,	to the best of my knowledge and belief, fibe,			Print or Time Name of Creation of Authorized Depression	rint or type name of Grantee or cuthorized Hepresentative	Afformacy	Attorney	Singsture of Grantee or Authorized Bennescottsting	Signature of Grantee or Authorized Representative			Use Only	Use Only	97 Value of Champ as Francis Lindberg Colored Transfer	27 Value of Stamp or Exempt Number 28 Recording Data	z value of Statilibri Nullipel 26 Hecoroning Data	() では、	Dr. Josepha	0100010	Authorized by Neb.	Authorized by Neb.	Authorized by Neb.	Authorized by Neb.	signed 18b Vacant land tach additional pages, if needed.) It number of acres transferred in this transaction 7+/- ice, including any liabilities assumed
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abutting the East side of Lots 12 and 24 of said Block 14. Nebraska, along with the vacated alley abutting said Lots and the West half of the vacated street Block Fourteen (14), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Eleven (11), Twelve (12), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen Parcel 1: Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10),

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

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. 15; and along with the South half of the vacated alley abutting the North edge of Lots 13-19 in Southwest Quarter; along with the vacated alley between Lots 8-12 and Lots 20-24 in said Block Addition, AND a tract 75 feet wide lying adjacent to the East of said Block 15 in Lot 3 in said inclusive and one half of the vacated alley adjacent thereto of Block 15, Kaley & Jackson thence South 158 feet more or less to the point of beginning, consisting of Lots 8 through 24 both West along the center line of said alley to the West line of Block 15, Kaley & Jackson Addition; center line of the alley running East and West in Block 15, Kaley & Jackson's Addition; thence Block 15, Kaley & Jackson's Addition, thence South along the West line of said Lot 8 to the right-of-way; thence S77°53'45"W along said right-of-way to the Northwest corner of Lot 8, more or less to a point on the South line of the Chicago Burlington & Quincy Railroad Company on the last course a distance of 375 feet to a point; thence N1°38'40"E a distance of 400 feet described as follows: Commencing at the Southwest corner of said quarter section; thence N89°39'41"E a distance of 309.30 feet to the true point of beginning; thence continuing easterly N89°59'59"E a distance of 451.30 feet; thence N1°35'41"E a distance of 611.62 feet; thence North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly Parcel 3: A tract of land in the Southwest Quarter (SW1/4) of Section One (1), Township One (1)

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. 20 33, at 3:35 o'clock 0 M. Recorded in Book 20-3 on Page 900-981 County Clerk

on Page 100 w. County Clerk
Obbert 100 0 0 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Sate S-10-33
8-67.59 By 11

JOINT TENANCY WARRANTY DEED

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

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 24 of said Block 14. and the West half of the vacated street abutting the East side of Lots 12 and Webster County, Nebraska, along with the vacated alley abutting said Lots Fourteen (14), Kaley and Jackson's Addition to the City of Red Cloud, (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block

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.

3 in said Southwest Quarter; along with the vacated alley between Lots 8-12 the vacated alley adjacent thereto of Block 15, Kaley & Jackson Addition, beginning, consisting of Lots 8 through 24 both inclusive and one half of running East and West in Block 15, Kaley & Jackson's Addition; thence South along the West line of said Lot 8 to the center line of the alley point on the South line of the Chicago Burlington & Quincy Railroad of beginning; thence continuing easterly on the last course a distance of 375 611.62 feet; thence N89°39'41"E a distance of 309.30 feet to the true point N89°59'59"E a distance of 451.30 feet; thence N1°35'41"E a distance of and Lots 20-24 in said Block 15; and along with the South half of the AND a tract 75 feet wide lying adjacent to the East of said Block 15 in Lot & Jackson Addition; thence South 158 feet more or less to the point of West along the center line of said alley to the West line of Block 15, Kaley Northwest corner of Lot 8, Block 15, Kaley & Jackson's Addition, thence Company right-of-way; thence S77°53'45"W along said right-of-way to the feet to a point; thence N1°38'40"E a distance of 400 feet more or less to a Commencing at the Southwest corner of said quarter section; thence Webster County, Nebraska, more particularly described as follows: (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Parcel 3: A tract of land in the Southwest Quarter (SW1/4) of Section One

said Block 15, Kaley & Jackson's Addition. 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

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

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

Executed May (), 2023.

Justia L. Vander

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expu

Notary.

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti											
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300d	□ Very Good	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 On
	□ Good	(40)		1 High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21/
ge	☐ Average	(30)	☐ Above Average] Abov	(30) □			Good	(40)		Split Level	(308) 🗆 Spl
Worn	□ Badly Wom	(20)	age] Average	(20)			Average	(30)		1 1/2 Story	(307) 🗆 11
Out	□ Wom Out	(10)		Low	(10)			Fair	(20)		Two Story	(302) 🗆 Tw
	Condition:	Con		ink:	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
			Pole Frame	□ Pole]	9			l Quality:	Residential Quality:		Townhouse or Duplex Style:	ownhouse o
		nd Walls	Metal Frame and Walls	□ Metal	9 [eī	(106) □ Other
	Walls	Xt.	d or Steel	□ Woo	(4) [Excellent	(60)		Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls	ı	(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11
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	rame	Fireproof Structural Steel Frame	roof Struc	□ Firep	(1)			Average	(30)		Two Story	(102) 🗆 Tw
4		on Class:	Commercial Construction Class:	arcial Co	Comm			Badly Worn	(20)		One Story	(101) 🗆 On
	Other2:	erl:	Other1:	יין	Primary:			Worn Out	(10)		bile Home	(100) ☐ Mobile Home
		Code:	Commercial Occupancy Code:	ercial O	Comm			Residential Condition:	Residentia		Style:	Single Family Style:
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				. Ft. :	Floor Sq. Ft. :			•	Floor Sq. Ft.	Floor: 1	-	
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F) 3	E) 6	D) 1) 1	()	01	В)	A) 2		2)	CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pro	Status	22,255			,255	22,
	on Code	Date of Sale Property Classification Code	roperty (Sale Pı	ate of	מ		Total		Improvements		Land
0000	015	10035	0	00			4491		Value	Date of Sale Assessed Value	Date of S	
Parcel	Area Blk	Subdiv A	Qr	Sect	Rng	Twn	GeoCde		1	136		000147200
		ımber	Parcel Number	P				Useability & Code#	Useabil	Sale Number		Location ID
	Unified:		ıted:	Affiliated:)02	91-0002	Base: 9	5/10/2023	5/	980	2023	91
		School District Code	ool Distr	Sch				Sale Date	70	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement \32

521 FORM

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

18a Hastings 5 Grantor's Name, Address, and Telephone (Please Print) Mo. ____ Day _D ___ Yr. ____ Yr. ____ Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor Street or Other Mailing Address 3303 W 12th Street 1 County Name 22 Total purchase prive, included in the purchase?
23 Was non-real property included in the purchase?
Wes No (If Yes, enter dollar amount a 21 If agricultural, list total number of acres transferred in this transaction Grantor's Name (Seller)
TC Accomodator 291, LLC 9 8 Type of Deed 7 Property Classification Number. Check one Phone Number (402) 463-6215 26 Date Deed Recorded 25 If this transfer is exempt from the documentary stamp tax, list the exemption number. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) here 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. eremiah@gottsch.net \$1,143,252 Rural Webster County NE Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Total purchase price, including any liabilities assumed (A) Status ✓ Buyer No address assigned mproved ! DEPARTMENT OF REVENUE IOLL Unimproved Cemetery Bill of Sale S 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. Day 8 Signature of Grantee or Authorized Representative Hnne k 5 + chik Print or Type Name of Grantee or Authorized Representative No ceil No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \ldots Seller No Corrective Conservator Death Certificate - Transfer on Death The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Single Family Commercial Multi-Family Aunt or Uncle to Niece or Nephew WEBSTER - 91 Brothers and Sisters 18b 10 Type of Transfer ☐ Vacant land Court Decree Auction State box Thempor Exempt Number Ξ. 5 categories A and B. Check C if property is also a mobile home. Register of Deed's Use Only Agricultural Exchange Easement Distribution Executor Easement Distribution and beneficiary relatives? (If Yes, check the appropriate box.) 4 Grandparents and Grandchild Parents and Child Family Corp., Partnership, or LLC Zip approx 160 68901 Grantor Trust Foreclosure Gift Mineral Lease Land Contract/Memo (B) Property Type 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Jeremiah@gottsch.net Hastings Phone Number (402) 463-6215 Street or Other Mailing Address 3303 W. 12th Street Grantee's Name (Buyer)
Gottsch Enterprises, LLC P.O Box 1128 Hastings NE 19 Name and Address of Person to Whom the Tax Statement Should be Sent Gottsch Enterprises, LLC Attorney Mineral Interests-Producing Mineral Interests-Nonproducing B大み3 of the agent or title company contact.) Was transfer through a real estate agent or a title company? (If Yes, include the name Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes 94 Irrevocable Trust Partition 19 Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No S No Partition Personal Rep. 20 Yr. Quit Claim 12, Step-parent and Step-child Self Spouse Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 69 Sale Satisfaction of Contract Revocable Trust 270 2023 ✓ Warranty Sheriff ☐ Trust/Trustee 4 Date of Deed Yes Mo. 5 Exempt State Assessed 68902-1128 22 24 23 Other (Explain) Other Day Transfer on Death Trustee to Beneficiary 108.675 Other Company Limited liability Date men be Phoné Number For Dept. Use Only Υ΄. 3/2023 60,000,00 Mobile Home 202 Zip Yes Yes 0 68901 4035 0.00 5 5 N 0 0 0 00

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 ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this **B** day of NAU_A.D., 20 <u>33</u>, at 1:18 o'clock 0'M. Recorded in Book <u>300</u>, 3 on Page 940-941 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-3
\$58244411 By Q1

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

WARRANTY DEED

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

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.

Grantor covenants with the Grantee that Grantor:

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

ATED this
-57
day of
Mai
, 2023.

 \Box

TC Accommodator, LLC

Its sole member By Gottsch Enterprises, LLC

By_

Jeremiah Ricken

Authorized Representative

STATE OF NEBRASKA

ss:

COUNTY OF Adams

On this \(\) day of \(\) \(and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

Notary Public

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

Agricultural Land Sales Worksheet

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			Other						S	Dwellings	
			ation	Recreation							
			Sites	Home Sites		3,225		1.980	0	4D	
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	1.890	1	Roads	R					0	3D	
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E) 0 F) 9	D) 3 I	5	S S	в) 05	A) 2			Irrigation Type:	Irriga		
City Size Parcel Size	Location	Zoning		Property Type	Status	665,615				665,615	- 66
n Code	Date of Sale Property Classification Code	roperty (if Sale P	Date o		Total		Improvements	Im	ıd	Land
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ea Blk Parcel	Subdiv Area	Š	Sect	Twn Rng	GeoCde	4 08	<u> </u>	133		5800	008906100
	mber	Parcel Number				Useability & Code#	Use	Sale Number	Sal	n ID	Location ID
Unified:	С	ated:	Affiliated:	91-0002	Base: 9:	4/20/2023		940	2023	20	91
	ict Code	School District Code	Sch			Sale Date		Page	Book	g	Cnty No.

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Co	Comments:
001906800	
	(Continue on back)

Register of Deed Recorded 26 Date Deed Recorded No. 5 Day 4 Yr. 23 \$ Exempt #44 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$, list the exemption number 4 ramined this statement and that it is, to the best of my knowledge and belief, true, component. Tathre Attorney Trite	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	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Ves	Connective Conservator C	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) Mease Print 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PG Kohmetscher Farm, L.L.C. Street or Other Mailing Address State State NE	Good Life. Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	comp	0,00	Other		ed	521

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

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

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

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 All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago,

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

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

Addresses for Legal Descriptions

- 1) Rural Webster County
- 2) 522 S Webster St, Red Cloud, NE 68970
- 3 & 6) 117 E $5^{\rm th}$ Ave, Red Cloud, NE 68970
- 4) Rural Webster County
- 5) Rural Webster County

State of Nebraska Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of 10 23 at 34 or clock 1 M. Recorded in Book 2223 on Page 443-443 County Clerk Carded

dwo,

Assessor_

s Date EMPH Y NEBRASKA DOCUMENTARY

CORRECTIVE WARRANTY DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): 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 Paula Kohmetscher, husband and wife, GRANTOR, in consideration of ONE AND Gary J. Kohmetscher a/k/a Gary Kohmetscher and Paula K. Kohmetscher a/k/a

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

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

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

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

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; The Southeast Quarter (SE1/4) and County Surveyor Lot Two (2) in the

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

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

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

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

Executed May __, 2023.

ary J. Kohmetscher

Paula K. Kohmetscher

STATE OF NEBRASKA, COUNTY OF WEBSTER

SS.

The foregoing instrument was acknowledged before me on May _, 2023, by

Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife.

Comm. expires

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti												
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						nts:	Comments:					from	Comments from
											FAMILY LLC	CORRECTIVE WD, I	CORREC
										ustment:	Reason for Adj	_	Assessor Co
									·-):	ce (+ or	t to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
ent	□ Excellent		(60)		-) .				Two Story Duplex	(305) 🗆 Tw
Jood	□ Very Good		(50)					-	Excellent	(60)		One Story Duplex	(304) 🗆 On
	☐ Good	(40)	(4)		High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
že	☐ Average	(30)		Above Average	1	(30)			Good	(40)		Split Level	(308) 🗆 Spl
Worm	(20) □ Badly Worn	9 [(2)	65	Average	(20) 🗷			Average	(30)		1 1/2 Story	(307) 🗆 11
Out	Morn Out	0)	(10)		Low	(10)			Fair	(20)		Two Story	(302) 🗆 Tw
	Condition: 10	ndit	CC		nk: 20	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
				ame	□ Pole Frame	(S)			Quality:	Residential Quality:	 	Townhouse or Duplex Style:	Townhouse o
			Metal Frame and Walls	Frame ar	ı	(5)						ler	(106) □ Other
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			Masonry Bearing Walls	ry Beari	I	(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11
		 ਜ	Reinforced Concrete Frame	rced Co		(2)			Good	(40)		Split Level	(103) 🗆 Spl
	1e	Fram	Fireproof Structural Steel Frame	of Struc	Firepro	Ξ 🗆		-	Average	(30)		Two Story	(102) □ Tw
		ر ت	Commercial Construction Class:	ıstructi	rcial Co	omme			Badly Worn	(20)	(One Story	(101) 🗆 On
	Other2:		Other1: 473	Off	471	Primary:	1-c1		Worn Out	(10)		bile Home	(100) Mobile Home
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		121	Commercial						Residential		-		
F) 4	6	Œ	D) 1	ω	C)	03	В)	A) 1		<u>ت</u>	CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Ω	Location	Zoning		Property Type	Proj	Status	65,490		54,230	,260	11,
Part I	Code	tion	Date of Sale Property Classification Code	perty (ale Pro	ate of S	ָלַ		Total		Improvements		Land
0000	013		10035	0	00			4491		⁷ alue	Date of Sale Assessed Value	Date of S	
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			ımber	Parcel Number	Pa				Useability & Code#	Useabili	Sale Number		Location ID
	Unified:	Uni		ed:	Affiliated:		91-0002	Base: 9	5/9/2023	5/	942	2023	91
			School District Code)l Distr	Schoo				Sale Date	S	Page	Book	Cnty No.

Mo. S Day 10 Yr. 42 | \$ 700. Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this document for your records. 26 Date Deed Recorded sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 18 Address of Property 806 W. xSaind St., 16 Does this conveyance divide a current parcel of land? Yes No Phone Number Campbell 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Yes No NEBRASKA nere 5 Grantor's Name, Address, and Telephone (Please Print) Good Life, Great Service. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. N//Ail Address Street or Other Mailing Address 456 Road T Grantor's Name (Seller) Todd Kral Tst of the Paul E & Denise D Kral Trust 1 County Name 8 Type of Deed See Attachment \$203,000 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status ✓ Improved DEPARTMENT OF REVENUE Cemetery Bill of Sale Unimproved Seward Phillip E. Runyan II Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge correct, and that I am duly authorized to sign this statement. Print of Type Name of Grantee ignature of Grantee or Authorized Representative No (If Yes, enter dollar amount and attach itemized list.) (see instructions) S Death Certificate - Transfer on Death Corrective Conservator Single Family Multi-Family Commercial The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Ex-spouse Brothers and Sisters Aunt or Uncle to Niece or Nephew WEBSTER - 91 Blue 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. 185 10 Type of Transfer Vacant land HIII, NE Auction Court Decree Value of Stamp or Exempt Number \$ 456.75 Authorized Representative Real Estate Transfer Statement 68930 Register of Deed's Use Only Recreational Agricultural Industrial Exchange Distribution Easement Executor Distribution Easement Parents and Child Family Corp., Partnership, or LLC 1 Grandparents and Grandchild Zip Code 68932 Grantor Trust ∐ G# ☐ Foreclosure Land Contract/Memo Lease Mineral (B) Property Type Mineral Interests-Producing He 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 5 Blue Hill Phone Number Is the grantee a 501 (c)(3) organization? 102-984-398 If Yes, is the grantee a 509(a) foundation? Email Address N/A Street or Other Mailing Address 806 West Seward St. Grantee's Name (Buyer) Phillip E. Runyan II and Rachel K. Runyan 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Nonproducing Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes Partition Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) S S Quit Claim ☐ Partition Personal Rep. Step-parent and Step-child Grantee Self Spouse ا :خ ✓ Sale Satisfaction of Contract Ø 950 23 ☐ Trust/Trustee Sheriff ☐ Exempt 4 Date of Deed and belief, true, Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed Š 24 23 23 \$ £ Trustee to Beneficiary Other Day Other (Explain) complete, and Transfer on Death Other A86 20F Phone Number For Dept. Use Only 28 5-5-2023 203,000,00 203,000,00 521 FORM ≾ Yes Mobile Home Zip Code 68930 1-3982 23 ₹ 88

Book 2023 Page 950

EXHIBIT A

Legal Description

northeasterly to a point Lot 2, Block 19; thence East of the West line or best a point 6 feet East of the West Village of Blue Hill, Block 90.65 South Southeast point thence East 79.9 feet East of to the North line of Seward Street; thence East to a po South line of said Block 19 which is 30 feet East of the corner of Lot 4 in said Block 19; thence northeasterly to northwest corner of the East the middle North line line The East Half (E%) of Lot Twelve Addition with tract in part of Lot corner County, said said Lot 4, Block 19; thence said Lot 4, Block 19; thence street between said Block 12 and said Block 19; thence South to toth line of Lot 12, Block 12 said Hoover's Addition extended East said Hoover's 10 feet to a] of the Nineteen (19), Original Town and in part of vacated between said Blocks 12 and 19, all in Blue Hill, Nebraska: Commencing at a point 12 feet East of the of Lot 2, said Block 19; thence southwesterly in a to a point 12 feet West of the Southeast corner of Lot the West line of said Lot feet North of South line of said Lot 2, Block 19 corner of 0 North line of said the of Lot said (E光) of feet point 30 feet feet South of thence Addition; thence East to the West line of said Lot Webster vacated to a point 10 feet South of the West , 40 feet thence (1), said l alley or street; thence
% of Lot 12, said Block 12;
l Street; thence East to a County, t o East e West to Lots Lot 4, Block 19; thence northweste East of the West line of said Lot North line of said Lot 4, Block line Block Twelve East West to a point 14 feet East of the Block 19; thence northwesterly to the O Fi ve (12), Block Twelve (12), ots Two (2), Three (3), and own and in part of vacated and 19, all in Blue Hill 2, Block 19; Lot Nebraska. said Lot point of 0 of the Northwest corner 30 feet East of the said feet to 4, Block 19 and 100.00 feet (12), Lot 2, 22, center of vacated alley thence northwesterly beginning, the Northeast thence northwesterly thence South to the Block 19; Hoover's Northeast 12; thence Block 19 and Hill, West to point on the and 44 feet ρ Block 19; Southwest , <u>,</u> Four Northwest Addition; point 40 O.F straight Webster corner corner South Block said the τo

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

By AS

Date: 05/10/23

Bk 2023, Pg 950

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 10:36 o'clock AM. Recorded in Book 2023 on Pages 950-951

Fee: \$16.00 By: AS Deputy Electronically Recorded

County Clerk

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

TRUSTEES' JOINT TENANCY WARRANTY DEED

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

t 0 and line the the Lot northwesterly said Lot Block North point alley Hoover's Addition alley point at a point said Block and 19, Three (3), and corner line East thence said Addition; point the Block ወ Block South line thence in part 2, Block 100.00 West Village Hoover's Off Off point Southeast line 40 0 point 9 19; (3), West 0 H O Hi a11 South 10 said Block Seward feet 4, 19; t line feet East street; street The thence North, Block 19; t Lot 0 Hi feet 19; 40 and of said Lot 4, Blo northwesterly in Blue Hill, O Hi 12 0 fi line 19 thence thence East ťο Addit West 0 f ţ 12, feet fect thence such the thence such the thence such the thence such the thence the theorem the theor vacated 0 H1 O H Blue ast Half (E%)
Addition with feet and Street; Four south of the North line corner in Off ρ thence the between said Lot said Lot extended East Lot duiod 19 said 0 H East said ion; East of +1 44 feet said Lot 4, Hill, northwesterly to a (4) West thence West North which the southwesterly i), Block Ninetealley or street One 0 f he Southeast corner of Lot 1, 1 thence East to the center of n said Block 12 and said Bl orth line of Lot 12, Block 10 feet to thence Block . О Њ Block 10 West 90.65 Block 19; Webster to West 2, Block 19 2, Block 19; (1) Lot East the . ს of feet North of South line Northeast the to of Lot tract 12; 19; East 30 feet to Northwest Block 19 and 10 feet Nineteen line 0 f 2 Block the County, Northwest point to a thence County, the thence in the Twelve the thence East t O t 0 0 said northwest ij Lot 12, middle between part Twelve corner of said Lot point East 0 H O Hi and West line Ø Ø point Ø said thence Northeast Nebraska: Commencing (19), straight r of Lot 1 point point northeasterly to South Nebraska. (12), corner **Block** said beginning, 8 corner O fi 0 H Lot 14 feet East 0 Hi Q (12)said feet corner northeasterly the feet Original Town Lots g t O feet 30 79.9 Lot said vacated Block Twelve O H 4, 0 H 19; 0f corner the South the the Block line feet **Blocks Block** said said Lot 4, Two South Block Hoover's 12 0 f vacated East feet Lot O Hi thence Block t East North : 19; said the 'n O.H 0 fi 0 H 19 12 4, to ω

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

- (1) are lawfully seised of such real estate and that it is free from encumbrances, easements and restrictions of record;
- 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, OF THE PAUL E. KRAL TRUST

TODD KRAL, SUCCESSOR TRUSTEE, OF TODD KRAL, SUCCESSOR TRUSTEE, OF THE DENISE D. KRAL TRUST

STATE OF NEBRASKA

COUNTY OF Adams

) SS:

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

Notary Public- Becky J. Hermann

My commission expires: 10000 04, 3633

General Notary State of Nebraska
My Commission Expires
October 12, 2024,

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti										
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	n Code	Date of Sale Property Classification Code	erty Cl	de Prop	te of Sa	Da		Total	Improvements		Land
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sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 26 Date Deed Recorded Red Cloud here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 18a No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor 23 Was non-real property included in the purchase? 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Raeann Marie Cabana Street or Other Mailing Address 544 N Seward St Good Life. Great Service. NEBRASKA Phone Number 1 County Name 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address See Attached Red Cloud, NE 544 N Seward St \$107,420 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No Yes (A) Status DEPARTMENT OF REVENUE Cemetery Bill of Sale Unimproved Improved Day 11 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 Signature of Grantee or Authorized Representative Print or Type Name of Grantee ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) N_o N_o Death Certificate – Transfer on Death Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 83 Brothers and Sisters Commercial Ex-spouse Aunt or Uncle to Niece or Nephew Multi-Family Single Family WEBSTER - 91 •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. 18b Vacant land 10 Type of Transfer 2 County Number Auction 5 Value of Stamp Court Decree 168. Authorized Bepresentative Real Estate Transfer Statement いり Register Recreational Industrial Agricultural or Exempt Number Exchange ☐ Executor Easement Distribution of Deed? Easement Distribution and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Zip Code 68970 's Use Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Lease Only (B) Property Type Title Red Cloud 28 Recording Data Same as Grantee 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer 19 6 Grantee's Name, Address, and Telephone (Please Print) **Email Address** Phone Number (254) 718-9674 Street or Other Mailing Address 707 W 7th Ave Grantee's Name (Buyer) Charles R and Merna C Van Beber Mineral Interests-Nonproducing Mineral Interests-Producing Mo. Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes Partition ☐ Irrevocable Trust ☐ Revocable Trust☐ Revocable Trust☐ Sale☐ Sale☐ Revocable Trust☐ Revoc 05 2023 Day _ **≤** No Quit Claim 11 Yr. Partition Personal Rep. Self Attorney Step-parent and Step-child Spouse UF B Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2023 982 ☐ Trust/Trustee ✓ Warranty Sheriff 4 Date of Deed ☐ Exempt State Assessed Mo. -S 22 24 23 ££. Other (Explain) ■ Trustee to Beneficiary Transfer on Death Other Date Phone Number For Dept. Use Only 10 (402) 746-3613 05/11/2023 ☐ Mobile Home 75,000|00 75,000,00 <u></u> 521 FORM Zip Code 68970 Yes Yes 2023

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

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of 120 A.D., 20 A.B., at 11:03 o'clock \$ M. Recorded in Book 2023 on Page 982 County Clerk

Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Pate 5-11-03 NG 75 By KO

JOINT TENANCY WARRANTY DEED

GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Racann 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.

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.

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

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

Executed May 10, 2023.

Racam Marie Cabana

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires with the sun of the

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Contir										
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F) 3	® 6)) 1 E)	1 D)	C)	01	В)	A) 1		CLOUD (RC)	RED	Assessor Location:
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here sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18a 16 Does this conveyange divide a current parcel of land? 26 Date Deed Recorded 14 What is the current market value of the real property? 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real property included in the purchase? 18 Address of Property 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) 9 Blue Hill Street or Other Mailing Address 517 W Gage St, PO Box 217 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service NEBRASKA 8 Type of Deed Email Address cityofbluehill@gmail.com Grantor's Name (Seller) City of Blue Hill Addition to the City of Hill, Webster County, Nebraska 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. \$13,665 hone Number (402) 756-2056 _ots 2 & County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? No address assigned (A) Status Yes ✓ Unimproved DEPARTMENT OF REVENUE Yes Bill of Sale Improved Print or Type Name 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. (402) Tricia Allen Signature of Grantee or Authorized Representative 3 Block 1, Lots 1-4 Block 2, No (If Yes, enter dollar amount and attach itemized list.) (see instructions) No No S No Death Certificate – Transfer on Death ☐ Corrective □ Conservator 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. Commercial Multi-Family Single Family 2 Aunt or Uncle to Niece or Nephew N_O WEBSTER - 91 **Brothers and Sisters** of Grantee 18b Vacant land 10 Type of Transfer Value Court Decree Auction County Number State Real Authorized Representative of Stamp or Exempt Number Kunst#4 Register of Deed's Use Agricultural Industrial **Estate Transfer Statement** & Lots 1-4 Block 3 Sweezy's Second Subdivision to Sweezy's Distribution Executor Exchange Easement Easement Distribution Family Corp., Partnership, or LLC Grandparents and Grandchild Parents and Child ZIP Code 68930 Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Only (B) Property Type Title 28 Recordin 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 햐 Email Address cityofbluehill@gmail.com 6 Grantee's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 517 W Gage St, PO Box 217 3 Date of Sale/Transfer Phone Number (402) 756-2056 Blue Hill Grantee's Name (Buyer) Community Redevelopment Authority of the City of Blue Hill Mineral Interests-Nonproducing Mineral Interests-Producing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) BKard3 K Yes Partition 05 Irrevocable Trust Revocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Day _ D S No Partition CRA Secretary Personal Rep. _ Quit Claim Step-parent and Step-child Spouse Self Yr. Sale 69 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 2023 Sheriff Trust/Trustee Warranty 4 Date of Deed State As Exempt Yes Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. _ State Assessed 22 138 (A) Other (Explain) Redevelopment Other Day Trustee to Beneficiary Transfer on Death Other Phone Number 5/11/2023 Date $\stackrel{\rightharpoonup}{\rightarrow}$ For Dept. Use Only (402) 756-2056 ☐ Mobile Home 521 FORM Yes Yes <u></u> Zip Code 68930 <u>0</u> 2023 0000 0,00 0.00 **९** ≥ S.S. %

State of Nebraska }ss.
County of Webster

Entered on the numerical index and filled for record in the Clerk's office of said county this 1 day of 100.7 20 3.3 at 2.32 o'clock 0 0 M. Recorded in Book 32 o'n Page 1 19. Or Page Other Hania County Clerk

\$ FXenot#2 NEBRASKA DOCUMENTARY STAMP TAX

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

Comp

Assessor.

Carded

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).

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

--Grantor covenants with Grantee that Grantor:

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

Executed this 11th day of 4004 , 2023.

"GRANTOR"

a municipal corporation CITY OF BLUE HILL, NEBRASKA,

By: Tricia Allen, City Clerk/Treasurer Municipality

STATE OF NEBRASKA

) ss:

COUNTY OF WEBSTER

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

Notary Public 2

A SULL LORI L General Notary - State of Nebr*9*5960-8120-6883, v. 1 LORI D. MEENTS LORID. Dec. 2, 2023.

BOOK AND 3

PAUL YYA

AZZZM (1) S SECOND SUBDIVISION of elue eil, webster county, nebraska

CITY

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 SWEEZY'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 CUMRTER (SWIL/4) SECTION 9 "TAW-RIOW; THENCE ON AN ASSUMED BERKING OF 589"422"W, ALONG THE KORTH LIVE OF 500 SWIL/4 AND ALSO BINGS THE SOUTH RIGHT OF WAY (R.O.W.) JUNE OF YORK STREET, A DISTANCE OF 20.37 FERRY TREET AND THE WORTH AND CONTROL OF THE SOUTH RIGHT OF WAY, ALONG THE SOUTH HE NORTHEAST CORNER OF COTT. SAD BLOCK 3. THENCE 589"432"W, ALONG THE WORTH AND THE WEST RO.W. LINE OF FORWARD COTT 13. SAD BLOCK 3. THENCE 589"432"W, ALONG THE WORTH AND THE WEST RO.W. LINE OF FORWARD LINE OF SOUTH AND THE WEST RO.W. LINE OF FORWARD LINE OF SOUTH AND THE WEST RO.W. LINE OF FORWARD STREET, O STREET AND THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE FORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE SOUTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH AND THE WEST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE WORTH WAS TORNER OF LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE EAST LINE OF SAD BLOCK 3. A DISTANCE OF 20.00 THE LINE OF SAD BLOCK 4. A DISTANCE OF 20.00 THE LINE OF SAD BLOCK 4. A DISTANCE OF 20.00 THE LINE OF SAD BLOCK 4. A DISTANCE OF 20.00 THE WORTH WAS TO DISTANCE OF 20.00 THE WORTH WAS TO DISTANCE OF 20.00 THE WORTH WAS TOWNED SAD BLOCK 4. THENCE 200" LINE OF SAD BLOCK 4. THENCE 200"

SURVEYOR'S CERTIFICA.

I HEREBY CERTIFY THAT ON MACE THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEYOR NO. 630, 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 LUNDER 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, REGISTERED LAND SURVEYOR BUNGER, 1838-680 line SURVEY OF AKGISTERS. 44 BRA RASK ANDRIS

SECTION

(P) mmzFOUND HEAST CORNER, SOUTHWEST 1/4, SECTION 9-T4N-R1DW
10 1-1/2" ALUMINUM CAP AT 0.3" BELOW GRADE
40,45" TO CENTERLINE JOINT OF YORK STREET
20.91" TO NAIL & DISK IN WOOD POST
2.80" TO NAIL & DISK IN 12" CEDAR TREE
3.60" TO NAIL & DISK IN 12" CEDAR TREE

NORTHWEST CORNER, SOUTHWEST 1/4, SECTION 9-T4N-R1OW FOUND 1" PIPE AT 0.5" BELOW GRADE

W 2.00"TO N-5 FENCE LINE
N 3.00"TO E-W FENCE LINE
N 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

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State of Nebraska Sss.

numerical index and filed for record in the Clerk's office of said county this. 11 day of 1904, A.D., 20 33, at 31 kg of 1904, Recorded in Book 3653 on Bag. 1914, 1914 Anded (1) 0 cover years stand 10 cover the season of the rest of the season of the rest of the season of the rest - Leber Wer War Assesso Carded

SHEET N QF



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

SWEEZYS YS SECOND SUBDIVISION CITY OF BLUE HIL, 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 "STREEZY'S SECOND SUBDIVIDED" 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 HEREO, 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 4:30 THIS 5 DAY OF WALL 2023.

ALEX BUSCHOW, MAYOR, CITY OF BLUE HILL

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT <u>\$:15</u> THIS <u>5</u> DAY OF NOW, 2023. W.

GREGORY W BRENN, HUSBAND OF KATRINA M BRENN

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT 4:15, THIS 5 DAY OF NOTHING WAS 2023.

KATRINA M BRENN, WIFE OF GREGORY W BRENN

ACKNOWLEDGMENT

COUNTY OF MEBSIER

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. ON THIS ______ DAY OF //? Q._____ \$\rightarrow{\pi}\$
2023, BEFORE ME, ALEX BUSCHOW,
MAYOR, CITY OF BLUE HILL, TO ME
PERSONALLY KNOWN TO BE THE SAME
PERSON WHO EXECUTED THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN WRITING

NOTARY PUBLIC A General Notary - State of Nebraska
LORI D. MEENTS
My Comm. Exp. Dec. 2, 2023. 272 Las

COUNTY OF MEBSIER

ON THIS S DAY OF THE 2023, BEFORE ME, GREGORY W BRENN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN WRITING AND DULY ACKNOWLEDGED HE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIKED MY OFFICIAL SEAL THE DAY AND THE FORE AND THE FORE AND THE FORE AND DULY ACKNOWLEDGED HE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIKED MY OFFICIAL SEAL THE DAY AND AFFIKED MY OFFICIAL SEAL NOTARY PUBLIC THE DAY AND YEAR ABOVE WRITTEN.

≜ General Notary - State of Nebraska
LORI D. MEENTS

SEE™ My Comm. Exp. Dec. 2, 2023,

ACKNOWLEDGMENT SS

ACKNOWLEDGMENT

WEBSTER

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DRunto

EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY THE DAY AND YEAR ABOVE WRITTEN. HAND AND AFFIXED MY OFFICIAL SEAL

AND DULY ACKNOWLEDGED THE FOREGOING INSTRUMENT IN WRITING

ON THIS 5 DAY OF 7/244)
2023, BEFORE ME, KATRINA M BREWN,
WIFE OF GREGORY W BRENN, TO ME
PERSONALLY KNOWN TO BE THE SAME
PERSONS WHO EXECUTED THE

NOTARY PUBLIC

A General Nolary · State of Nebraska
LORI D. MEENTS
Wy Comm. Exp. Dec. 2, 2023.

ACCEPTANCE OF DEDICATIONS

, 2023.

MAYOR Ministry

APPROVALS

CITY CLERK

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

CHAIRPERSON Ú. method

SECRETARY (P):50 X

REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 1.M.

REGISTER OF DEEDS

Imber Stone

OCSSON 201 E. 2ND ST. AND SURVEYOR

GRAND ISLAND, NE 68801

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

SHEET W 9

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

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin												
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	:												
								LOPMENT	EDEVE	H AL	COMMUNI	TRANSFER TO COMMUNITY REDEVELOPMENT	WD; TR
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ant .	☐ Excellent	(60)										Two Story Duplex	(305) 🗆 Tw
řood	□ Very Good	(50)						Excellent	□ Ex	(60)		One Story Duplex	
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řě	□ Average	(30)	Above Average		(30)			od	□ Good	(40)		Split Level	(308) 🗆 Spl
Wom	□ Badly Worn	(20)	ge] Average	(20) 🗆			Average	□ Av	(30)		1 1/2 Story	(307) 🗆 11
Out	□ Worn Out	(10)] Low	(10)			H.	□ Fair	(20)		Two Story	(302) 🗆 Tw
	Condition:	Con		mk:	Cost Rank:			W	□ Low	(10)		One Story	(301) 🗆 On
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		ıd Walls	Metal Frame and Walls		(5) _□							er	(106) □ Other
	Walls	Wood or Steel Framed Ext.	or Steel	1	(4)			Excellent	□ Ex	(60)		Bi-Level	
		ng Walls	Masonry Bearing Walls	1	(3)			Very Good	□ Ve	(50)		1 1/2 Story	(104) 🗆 1 1
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	ame	Fireproof Structural Steel Frame	oof Struc	1 Firepı	Ξ			Average	□ Av	(30)		Two Story	(102) □ Tw
		n Class:	Commercial Construction Class:	rcial Co	Comme			Badly Worn	П Ва	(20)		One Story	(101) 🗆 On
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F) 6	E) 6	D) 1	1	(C)	01	В)	A) 2			(BH)	HILL	cation: BLUE	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pr	Status	24,705				,705	24,
	on Code	Date of Sale Property Classification Code	operty (Sale Pr	ate of	Т		Total	Ţ		Improvements	Im	Land
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Parcel	Area Blk	Subdiv Ar	P.	Sect	Rng	Twn	GeoCde	11	4		138	00	000324900
		ımber	Parcel Number	P				Useability & Code #	eability	Us	Sale Number		Location ID
	Unified:	L	ted:	Affiliated:	074	91-0074	Base:	5/11/2023	5/11		995	2023	91
		School District Code	ol Distr	Scho				Sale Date	Sale		Page	Book	Cnty No.



4140

2018

195

WEBSTER COUNTY

2023 Real Estate Breakdown Report

Page 1 RECORDCARD 6/6/23 02:38 PM

											3000 1905/2000/20 0 0	JZ.30 1 W
Parcel ID Owner COMMUNITY RED CITY OF BLUE HIL PO BOX 217 BLUE HILL, NE 68	_L	00 MENT AUTHORITY		1-4	gal DTS 2-3 BLK 1, LOTS 4 BLK 3 SWEEZYS 2 D SWEEZY'S ADDITIO	ND SUBDI	IVISION		le 00032 H CHERRY STREE HILL, NE 68930			
County Area	0	N/A		Cla	ss Code 02-	01-01-01-0	06-06	Value		Previous		Current
Neighborhood	300	BLUE HILL		Sta	ite GEO 413	33-00-0-20	030-010-0000	Building	as	()	0
Location / Group	20	BLUE HILL (BH)		Cad	dastral 0-7	2-0-1-0		Improve		()	0
Valuation / Group	0	N/A		Boo	ok / Page 202	23 / 995		Land / L		13,665	5	24,705
District	195	74HF6N - 91-0074		Sal	le Date 05/	11/2023		C		-		
School	91-0074			Sal	le Amount 0			Total		13,665	5	24,705
Model		Method	Descriptio	n	Lot Size	I	Frontage Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 BLUE HILL		02 SqFoot	[]		310,147.200		1.000 N	17,000	0.336	0	24,705	
								122,000	0.111			
								999,999	0.039			
Sale Date	Book	Page		Extend	Ownership	History						Amount
03/17/2023	2023	463			CITY OF B	LUE HILL						200,000
12/31/2018	2019	3		4	AUTEN, G	REG W &	ANN M					400,000
					FALGIONE	E, ADRIAN	I-TRUSTEE					0
Year Statement		Build	ling	Oth	ier L	and	Total	Exempt	Taxable	Total Tax	Per	nalty Tax
2022 4118			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			0		0 13,	665	13,665	0	13,665	282.00		0
2019 4013			0		0 13,	990	13,990	0	13,990	274.58		0
0010 1116												

14,035

14,035

275.84

14,035



WEBSTER COUNTY

2023 Appraisal Property Record Card

Page 2 RECORDCARD 6/6/23 02:38 PM

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Parcel ID 000324900 (765) Primary Image Sketch Image 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 #000321900 COMMUNITY REDEVELOPMENT AUTHORITY CITY OF BLUE HILL 05/16/2022 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 SWEEZYS 2ND SUBDIVISION TO SWEEZY'S ADDITION TO BLUE HILL **Property Valuation** Residential Information Marshall & Swift Cost Approach (06/2019)Buildings 0 Type Year/Effective Age 0/0 0 Improvement Quality - 00. **Base Cost** 0.00 Land/Lot 24,705 Condition - 00. Roofing Adj 0.00 Total 24,705 Base/Total 0/0 Subfloor Adi 0.00 Lot Information Area of Slab 0 Heat/Cool Adi 0.00 Lot Size Area of Crawl Plumbing Adj 0 0.00 Valuation Model **BLUE HILL** Fixture/Roughin 0/0 **Basement Adj** 0.00 Valuation Method 02 Square Ft Bed/Bathroom 0/0.0 **Adjusted Cost** 0.000 Lot Value 24.705 **Basement Area** 0 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

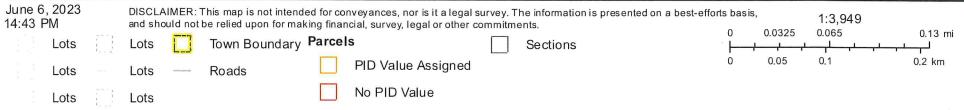
RCNLD

Total before Econ

Econ Depr 22.000%







NEBRASKA

Good Life. Great Service.

39

Real Estate Transfer Statement 130. To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

521	FORN
1-1-1-2	\leq

	1-25 are accur
WEBSTER - 91	Mo. 05 Day 12 Yr. 2023 Mo. 11 Day 14 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print)	d Telephone
Grantor's Name (Seller) Melba L Dell	Grantee's Name (Buyer) Matthew E Gellenbeck
Address	Street or Other Mailing Address 401 Third St
City State State Hildreth NE State 68947	City State State Zip Co
ber 5-0766	
Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	if property is also a mobile home.
(A) Status	
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home State Assessed Mobile Home Exempt
Commercial	
8 Type of Deed Conservator Distribution L Bill of Sale Corrective Easement L	Land Contract/Memo Partition Sheriff Other
icate – Transfer on Death Executor	Quit Claim Warranty
9 Was transfer part of IRS like- kind exchange (i.R.C. § 1031 Exchange) by buyer or seller? River Seller J No Court Decree Exchange	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Sale Trust Partition Satisfaction of Contract Other (Foreign)
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp.,	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other
Ex-spouse Parents and Child	Parents and Child 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 \(\sqrt{N} \) 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 s instructions) 23 \$ 28 \$ 29 \$ 17,500,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 5 17,500 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
correct, and that I am duly authorized to sign this statement. Kory McCracken	to the best of my knowledge and belief, true, con
Sign	Phone Number Attorney 05/12/2023
Nere Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 29	- μ
Mo. Day Day Yr. 23	BK abas, Pa 1005
Debarrier	Authorized by Neb. Hev. Stat. 66 /6-214 //-132/

said fenceline to the Point of Beginning. said fenceline approximately 600 feet to a fence running South; thence meandering Southerly in said fenceline a distance of 660 feet, more or less, to a fence running East; thence Easterly along less, to the intersection with a fence running North from the half-section line; thence North along the Point of Beginning; thence continuing Westerly on the half-section line 646 feet, more or more or less, to the intersection with a fence running North from the half section line, which is at the Southeast corner of said NE1/4; thence West on the half-section line a distance of 465 feet, A Tract in the Northeast Quarter (NE¹/₄) of Section Five (5), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing

Entered on the numerical index and filed for record in the numerical index and filed for record in the Clerk's office of said county this day of MALL A.D., 2022, at 11:55 o'clock M. Recorded in Book 2023 State of Nebraska ss. County of Webster Hobertharia _Comp_ _Assessor_ County Clerk Q+1 Deputy

> NEBRASKA AMP TAX

WARRANTY DEED

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

said NE1/4; thence West on the half-section line a distance of 465 feet, more Nebraska, described as follows: Commencing at the Southeast corner of thence meandering Southerly in said fenceline to the Point of Beginning. along said fenceline approximately 600 feet to a fence running South; a distance of 660 feet, more or less, to a fence running East; thence Easterly running North from the half-section line; thence North along said fenceline half-section line 646 feet, more or less, to the intersection with a fence or less, to the intersection with a fence running North from the half section Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, A Tract in the Northeast Quarter (NE1/4) of Section Five (5), Township , which is the Point of Beginning; thence continuing Westerly on the

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

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

Executed November

Melba L. . Deli

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

Notary Public

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

Agricultural Land Sales Worksheet

41 265	9 790	٥	IΔ	Non-AG TOTAL	Non-	2.320		SS	Outbuildings
			Other	0				.gs	Dwellings
			ntion	Recreation					
27,425	8.790	8	Sites	Home Sites				40	_
13,840	1.000	н	Sites	Farm Sites				4DI	4]
			Roads	Ŗ				3D	
			AL	AG LAND TOTAL	AG LA			3D1	3
			Other					2D	
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			4G					4A	
			4G1					4A1	4.
			3G					3A	
			3G1					3A1	3
			2G					2A	
			2G1					2A1	2
			1G					1A	
			1G1	GRASSLAND	GRA			1A1	IRRIGATED 1.
VALUE:	S:	ACRES:		LCG		VALUE:	ACRES:		LCG
E) 0 F) 6	D) 3	C) 5		в) 05	A) 1		Irrigation Type:	Irriga	
City Size Parcel Size	Location	Zoning		Property Type	Status	43,585	2,320	01	41,265
эn Code	Date of Sale Property Classification Code	roperty	if Sale F	Date o		Total	Improvements	Im _]	Land
1 000 0000	00000	1) 5	3 10	4243	/alue	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv Aı	Qrt	g Sect	Twn Rug	GeoCde	Ty	139		001601500
	umber	Parcel Number				Useability & Code#	Sale Number	Sal	Location ID
Unified:]	ated:	Affiliated:	91-0074	Base: 9 1	5/12/2023	1005	2023	91 2
	ict Code	School District Code	Sch			Sale Date	Page	Book	Cnty No. 1

Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: WD Comments from Conments from 001601500 Comments from	(Continue on back)	
Comn		
Comn		1.00
Сошп		
Соши	The state of the s	001601500
	Comments:	Comments from
	TOTAL CONTRACTOR OF THE CONTRA	WD
		Assessor Comments and Reason for Adjustment:
	Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

	1008 - 1009	000 · 1000	Retain a copy of this document for your records		Form No. 96-269-2008 10-2020 Hev. Supersedes 95-289-2008 Rev. 6-2019 Grantee
		100/0-100	BK 2023, Pa	S I V I V I V I V I V I V I V I V I V I	Mo. 5 Day 12 Yr. 33 \$
	For Dept. Use Only			s Use Onl	97
	Date			ed Representative Title	here Signature of Grantee or Authorized Representative
	Phone Number 5/5 /2023		Grantee	Authorized Representative	sign Paint or Type Name of Grantee or Authorized, Representative
·	compiere, and	and ballet, fide,	C THAT IS NO THE BOOK OF THE WILLIAM	correct, and that I am duly authorized to sign this statement. E. Joe Vavricka	correct, and that I am duly author E. Joe Vavricka
व्र	381, 521	and hallof Irro	that it is to the best of my knowledge	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	25 If this transfer is exempt from the docu
	190,510,63			state (line 22 minus line 23)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	190,510,63	23 23	uctions)	property including any liculines assumed	23 Was non-real property included in the purchase? [] Yes [] No (if Yes, enter dollar amount and attach it
	1 =	\$		Bireo in this transaction	of Talabarohoo são ladadas dansured in insuradasciion
26				formed in this transporting	94 If projectives liet total number of cores trans
	ge 12, West	2 North, Ran	Section 13, Township	One-half interest in and to: The Southeast Quarter of Section of the 6th P.M., Webster County, Nebraska.	20 Lagal Description (Attach additional pages, if needed.) One-half interest in and to: The Southeast of the 6th P.M., Webster County, Nebraska
				aoant land	18a ☑ No address assigned 18b ☐ Vacant land
			Same as No. 6	Sa	
	Abstract Co No	om the Tax Statement Should be Sent	Name and Address of Person to Wh	19 7	18 Address of Property
	(If Yes, include the name		sfer through a rea	of land?	conve
	interest rate.)		Was the mortgage assumed? (If Yes, state the amount and	15	14 What is the current market value of the real property?
			Step-parent a	Parents and Child	☐ Ex-spouse
	*	Other	if (II Yes, check the appropriate box, ership, or LLC Self Souse	To was the transter between relatives, or it to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nophow Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	is was the transter between relatives, or it to a trustee Yes Vo Brothers and Sistens
			✓ Yes ☐ No	2	Yes No One-nan menes
	real estate purchased for same use? (If No, state the intended use.)	ased for same use? (If N	12 Was	plain the division.)	hip translerred in juli? (If No, e)
	Transfer on Death Truslee to Beneficiary		Ilrevocable Trust Life Estate	 	9 Was transfer part of IRS like- 10 Ty kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
		Trust/Trustee Warranly	Personal Rep. Ouit Claim	Transfer on Death Executor Mineral	Bill of Sale Corrective Cemetery Death Certificate - Tr
	Other	Sherilf	Land Contract/Memo Partitlon	ibution	8 Type of Deed Conservator
	Mobile Home	State Assessed Exempt	Mineral Interests-Producing Mineral Interests-Producing	Industrial M Agricultural M Recreational	☐ IOLL Single Family ☐ Commercial
	(C)		(B) Property Type	(B) Pro	(A) Status
			ronerty is also a mobile home	VISON3@Unit.edu Property Classification Number Chack one box to categories A and B. Chack C. If property is also a mobile home.	Wilson3@unl.edu
	idation? Yes No	If Yes, is the grantee a 509(a) foundation?	0129	(3C)	Empil Address
	Zip Co	State NE		NE Zip Code 68019 Hi	Craig
			Street or Other Malling Address P.O. Box 57		
			Grantee's Name (Buyer) E. Joe Vavricka	John F. Wilson Rev. Trust E.	Grantor's Name (Seller) John A. Wilson, Trustee, John F
		phone (Please Print)	Addres		5 Grantor's Name, Address, and Telephone (Please Print)
	4 Yr. 2023	Mo. 5 Day	Mo. 3 Day 31 Yr. 2023	91 Similar	7 County Name WEBSTER -
		curately completed.	signed and items 1-25 are acc	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	The
	527	tem number.	instructions on reverse side, it and identify the applicable i	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.	Good Life. Great Service. • To be file • If additio
	FORM	5	ster Statement	Real Estate Iransfer	NEBRASKA

State of Nebraska 3ss. County of Webster

on Page 1000o'clock_ of May A.D., 20 13 at 2:58 Entered on the numerical index and filed for record in the B M. Recorded in Book 1013 する County Clerk

429.75 By OH	ate 5-12-2023	STAMPTAX	NEURANNA DOOLLAGATADA	

23 PAGE 1006

60 (7)

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

Comp

Assessor_

CXX Deputy Carded

Trustee's Deed

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

A one-half interest in and to:

6th P.M., Webster County, Nebraska. The Southeast Quarter of Section 13, Township 2 North, Range 12, West of the

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

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

Dated this _____ day of May, 2023

løhn A. Wilson, Trustee,

STATE OF NEBRASKA

SS:

COUNTY OF BURT

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

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

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: I, John A. Wilson, Trustee of the of the John F. Wilson Revocable Trust, ("the

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

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

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

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

Jøhn A. Wilson, Trustee

STATE OF NEBRASKA:

:SS

COUNTY OF BURT :

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

Notary Public

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

Agricultural Land Sales Worksheet

		The second of th	RESOURCE CONTRACTOR OF THE PERSON NAMED IN		Red Later Street Street Street						
		2.000		AL	Non-AG TOTAL	Non-A			S	Outbuildings	Ou
				Other					Si .	Dwellings	
				ation	Recreation						
				Sites	Home Sites					4D	
				Sites	Farm Sites					4D1	
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2				4G					1	4A	
				4G1					_	4A1	
				3G					<i>*</i>	3A	
				3G1					1	3A1	
30,800		22.000	2	2G					1	2A	
103,600		74.000	7	2G1					1	2A1	
63,000		45.000	4	1G					1	1A	
23,800		17.000	ъ	1G1	GRASSLAND	GRAS:			1	ED 1A1	IRRIGATED
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0 F) 9	E)	D) 3	9 5		в) 05	A) 2		Irrigation Type:	Irrigati		
City Size Parcel Size		Location	Zoning	Туре	Property Type	Status	221,200			221,200	22:
Code	ation	Date of Sale Property Classification Code	Property	of Sale l	Date o		Total	Improvements	Imp	d	Land
0000 0000	1	00000	4	2 13	2 12	4369 2		Date of Sale Assessed Value	ate of Sa	D	
Blk Parcel	Area	Subdiv	t Qrt	g Sect	Twn Rng	GeoCde Tv	1	140	ш	400	002302400
		umber	Parcel Number				Useability & Code#	Sale Number U	Sale	пШ	Location ID
Unified:	Uni		Affiliated:	Affil	91-0002	Base: 91-	3/31/2023	1006	2023	20	91
	(D	School District Code	hool Dis	Sc			Sale Date	Page	Book	Вс	Cnty No.

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
002302400	
Combined With 2023-1008-1004	008-1004

(Continue on back)

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by Neb. Ree	Department of Revenue
	28 Recording Data 8/2022 Par 1008-1009	Wo S Day 12 V: 23 \$ 429 25
For Dept. Use Only	ly	D. D. J.
Date		Signature of Grantee or Authorized Represe
Phone Number 5/ <i>5</i> /12023	Grantee	sign Egalor Type Name of Grantee of Authorized Representative
nplete, and	CQ CQ	or penalties of law, I on that I am duly authority autho
		25 If this transfer is exempt from the documentary stamp tax, list the exemption number
190,510,63	S S S S	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
190,510,63	23	23 Was non-real property included in the purchase? Yes
		Of Tatal services in dealing the little and the latest
		21 if agricultural, list total number of acres transferred in this transaction
e 12, West	of Section 13, Township 2 North, Range 12, West	One-half interest in and to: The Southeast Quarter of of the 6th P.M., Webster County, Nebraska.
		18a 🗸 No address assigned 18b 🗌 Vacant land
ould be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as No. 6	18 Address of Property
(If Yes, include the name Abstract Co No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) [7] Yes Anderson /	16 Does this conveyance divide a current parcel of land? Yes No
iterest rate.) %	Was the mortgage assumed? (If Yes, state the amount and in Yes I/I No \$	14 What is the current market value of the real property?
	J	Ex-spouse Parents and Child
	a in	
	chec	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes.
(If No, state the intended use.)	12 Was real estate purchased for same use?	hip transierred in jul? (If No. explain the division.)
Trustee to Beneficiary Other (Explain)	Foreclosure Irrevocable Trust Revocable Trust Tra Gift Life Estate Sale Grantor Trust Pacition Satisfaction of Contract Ott	Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange by buyer or saller: Buyer Seller V No Count Decree Exchange Gran
	Personal Rep. Trust/Trustee Out Claim Warranty	Bill of Sale Corrective Easement Cemetery Death Certificate - Transfer on Death Executor
Other	Land Contract/Memo Partition Sherilf	8 Type of Deed Conservator Distribution 14
[] woode notice	Mineral Interests-Producing Scatter Assessed	proved Multi-Family
(0)		(A) Status
	property is also a mobile home.	7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home.
dation? Yes	(308) 470-0129 If Yes, is the grantee a 509(a) foundation? Email Address	Empil Addjess
88 05 69 69 69		Craig NE 68019 Phone Number
	(57)	County Road 26
	Graniee's Name (Buyer) E. Joe Vavricka	Grantor's Name (Seller) John A. Wilson, Trustee, Marilyn P. Wilson Rev. Trust
	1 00	elephone (Please Print)
4 Yr 2023	Mo. 3 Day 31 Yr. 2023 Mo. 5 Day	WEBSTER - 91
	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	The
175	 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. 	• To be filed with the Register of Deeds. • R • If additional space is needed, add an attack
MHOHM	ransfer Statement (山)	Real Estate T

State of Nebraska }ss.
County of Webster

county of websect Entered on the numerical index and filed for record in the clerk's office of said county this 2 day of NOV A.D., 2073 at 3:00 of NOV A.D., 2073 at 3:00 or Page 1000 1000 County Clerk 1000 County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5.12-2023
\$.429.75 By 0004

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

Trustee's Deed

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: consideration 9 John A. Wilson, \$1.00 and other Trustee of the Marilyn P. Wilson Revocable Trust, Grantor, valuable consideration, receipt 으 which

A one-half interest in and to:

6th P.M., Webster County, Nebraska. The Southeast Quarter of Section 13, Township 2 North, Range 12, West of the

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

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

Dated this _____ day of May, 2023.

John A. Wilson, Trustee,

STATE OF NEBRASKA

COUNTY OF BURT :

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

Notary Public

BARBARA J. HILL

My Comm. Exp. September 2, 2023

CERTIFICATION OF TRUST AFFIDAVIT

STATE OF NEBRASKA:

SS:

COUNTY OF BURT

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: I, John A. Wilson, Trustee of the of the Marilyn P. Wilson Revocable Trust, ("the

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

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

The Trust is now irrevocable.

The trust was established under the laws of Nebraska.

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

Dated this M _ day of May, 2023,

John A. Wilson, Trustee

STATE OF NEBRASKA:

COUNTY OF BURT :: :SS

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

Notary Public <u>ತ</u> day of May,

Notary Public



Agricultural Land Sales Worksheet

		2.000		Ĺ	Non-AG TOTAL	Non-A				763	Outbuildings	
				Other	Q				× .	33	Dwellings	
:				ion	Recreation							
				ites	Home Sites					D	4D	
				ites	Farm Sites					-	4D1	
		2.000		ads	Roads					0	3D	
221,200		158.000	158	T.	D TOT	AG LAND TOTAL	+			Ē	3D1	
				Other	Q					0	2D	
				aste	Waste					1	2D1	
				ion	Accretion					0	ID	
				ber	Shelterbelt/Timber	Shelt				1	DRYLAND 1D1	DRY
				ਨੂੰ						A	4A	
				4G1	4					1	4A1	
				3G			,,			A	3A	
				3G1	1.3						3A1	
30,800		22.000	2;	2G						A	2A	
103,600		74.000	7,	2G1	2					1	2A1	
63,000		45.000	4.	1G						A	1A	·
23,800		17.000	1.	1G1		GRASSLAND				[1]	IRRIGATED 1A1	IRRIG
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0 F) 9	E)	D) 3	S 5		8) 05	2 B)	A)		Irrigation Type:	Irrigat		
Size Parcel Size	City Size	Location	Zoning	ype	Property Type	Status]		221,200			221,200	
ode	tion C	Date of Sale Property Classification Code	roperty	Sale I	Date of			Total	Improvements	Imp	Land	1
000 0000	Н	00000	4	13	12	4369 2	4:	/alue	Date of Sale Assessed Value	Date of S	I	
Blk Parcel	Area	Subdiv	Q 1	Sect	n Rng	GeoCde Twn	භ	\$	141		002302400	0023
		umber	Parcel Number)de #	Useability & Code #	Sale Number	Sale	Location ID	Loca
ed:	Unified:		ated:	Affiliated:	91-0002		23 Base:	3/31/2023	1008	2023	20	91
		School District Code	hool Dist	Sc			το	Sale Date	Page	Book		Cnty No.

		T	,			ı——	_	_	·		7	Y
				002302400	Comments from Comments:					TRUSTEE'S DEED	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)					nents:							Total Recapture Value:

3 Recording Data BX 2023, Pg 1033 Authorized by Neb. Rev. S document for your records.	26 Date Deed Recorded Mo. 5_ Day 16_ Yr. 23 \$ 981.00 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this
ly For Dept. Use Only	Register of Deed's Use Only
Title Date	here Signature of Grantee or Authorized Representative
Phone Number Grantee 5/15/2023	Sign Print or Type Name of Grantee or Authorized Representative
t it is, to the best of my knowledge and belief,	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
24 436,000,00	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
23 1	23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
933 69	21 If agricultural, list total number of acres transferred in this transaction 160+-
(19), Township Two (2) North, Range Twelve (12)	The Southeast Quarter (SE1/4) of Section Nineteen (19), Township Two (2) North, Range West of the 6th P.M., Webster County, Nebraska
Grantee	Ag 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.) ves Marshall Land Brokers No	se divide a current parcel of land?
Step-parent and Step-child	
beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	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 ✓ S
V Yes No	Yes No
Par	kind exchange (I.R.C. § 1031
eral Quit Claim Warranty Sure Irrevocable Trust Revocable Trust Transfer on Death	Cemetery Death Certificate – Transfer on Death Executor Mineral 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclosure
ontract/Memo Partition Personal Rep.	Conservator Distribution Easement
Exempt	ed Multi-Family Commercial
(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home	(A) Status (B) Improved Single Family Industrial
	assification Number. Check one box in categories A and B. Check (
	Email Address n/a
Phone Number Is the grantee a 501 (c)(3) organization? Yes (402) 469-6903 If Yes, is the grantee a 509(a) foundation? Yes (100)	4429
State Sp Co	Superior State Superior NE Saperior NE 68978
ther Mailing Address SO Road A	S
Grantee's Name (Buyer)	ntgomery
tee's Name, Address, and Telephone (Please Print)	ase Print)
3 Date of Sale/Transfer Mo. 5 Day / 5 Yr. 2023 Mo. 5 Day / 2023 Mo. 5 Day / 2023	1 County Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 Mo. 5 Day
applicable item number.	RTMENT OF REVENUE
Iranster Statement (42) FORM 521	NEBRASKA To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, Great Service, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed with the Register of Deeds - Real School Life, - To be filed

Clerk's office of said county this 16 Entered on the numerical index and filed for record in the State of Nebraska Ss.
County of Webster on Page__1033 o'clock_A 00.01 ARCHI xk A M. Recorded in Book aca? Comp Boog Assessor_ County Clerk Deputy Carded

NEBRASKA DOCUMENTARY By.

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

WARRANTY DEED

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

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

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

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

COUNTY OF WEBSTER STATE OF NEBRASKA Executed Montgomery */ Å*, 2023. SS Courtney C. Montgomery

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

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No. B	Book	Page	Sale Date	Date				Schoo	l Disti	School District Code			
91 2	2023	1033	5/15/2023	/2023	Base: 9:	91-0002		Affiliated:	d:		Unified:	ed:	
Location ID	Sale	Sale Number	Useability & Code #	& Code#				Paı	Parcel Number	ımber			
002308800	1	142	1		GeoCde	Twn	Rng	Sect	QT	Subdiv	Area	Blk	Parcel
	Date of Sa	Date of Sale Assessed Value	/alue	•	4369	2	12	19	4	00000	1	000	0000
Land	Imp	Improvements	Total	tal		Dat	e of Sa	le Pro	perty (Date of Sale Property Classification Code	tion C	ode	
189,900			1	189,900	Status	Prope	Property Type		Zoning	Location	City	City Size	Parcel Size
	Irrigati	Irrigation Type:			A) 2	В)	05	0	5	D) 3	E)	0	F) 9
LCG	A	ACRES:	VALUE:	UE:		LCG			ACRES:	S.		VALUE:	E:
IRRIGATED 1A1	11				GR.	GRASSLAND	D 1G1		32	32.100			44,940
1	1A						1G		ш	1.930			2,700
2A1	1		-				2G1		<u>უ</u>	57.970			81,160
2	2A						2G						
3A1	1						3G1				:		
3	3A						3G						
4A1	1						4G1						
4	4A						4G		61	61.100			61,100
DRYLAND 1D1	01				S	Shelterbelt/Timber	/Timber						
	ID					<u> </u>	Accretion						
2D1)1						Waste						
2.	2D						Other						
3D1)1				AGLA	AG LAND TOTAL	OTAL		153	153.100		18	189,900
3	3D						Roads		ω	3.940			
4D1)1					Fai	Farm Sites						
4	40					Hor	Home Sites		•				
						Re	Recreation						
Dwellings	38						Other						
Outbuildings	SS				Non	Non-AG TOTAL	TATC		L _w	3.940			

		002308800	Comments from Con			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Ġs.	Nebraska Jepartment of Hevenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a col
	28 Recording Data SK 2023, 10 1036	Mo. 5 Day 11 Yr. 23 \$ 168.75
For Dept. Use Only	Use Only	Register of Deed's
Date	Title	here Signature of Grantee or Authorized Representative
05/16/2023	Attorney	sign
(402) 746-3613		Kory McCracken
true, complete, and	tit is, to the best of my knowledge and belief,	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement.
, 0,000	monition number	25. If this transfer is exempt from the documentary stamp tay, list the exemption number
25 00000		24 Adjusted purchase price poid for real orbits (line 22 minut line 22)
75,000,00		Ø =
		21 If agricultural, list total number of acres transferred in this transaction
	riginal Town of Red Cloud, Webster	ll of the East 92 feet of Lot Two (: 2ounty, Nebraska.
		18a No address assigned 18b Vacant land 20 egal Description (Attach additional pages if needed)
		S,
rould be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	18 Address of Property 341 N Webster St
(If Yes, include the name	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	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No
nt and interest rate.)%	20.2	\$36,905
	Step-parent and Step-child	Ex-spouse
ſ	Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse	Yes No Aunt or Uncle to Niece or Nephew Family Brothers and Sisters
	and heneficiary relatives? (If Yes, check the appropriate box.)	stor
o, state the intended use.)	12 Was real estate purchased for same use? ✓ Yes No	hip transferred in full? (If No, explain the division
Transfer on Death Trustee to Beneficiary Other (Explain)	Foreclosure	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Auction Easement Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange
	Personal Rep. Trust/Trustee Quit Claim Warranty	
Other	Land Contract/Memo Partition Sheriff	8 Type of Deed Conservator Distribution
מטטופ רטוופ	Mineral Interests-Producing Sxempt	
(C)		(A) Status
	ck C if property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
		Email Address
\top	Phone Number (785) 633-2133 If yes, is the grante	0708
Zip Code 68970		City State Zip Code Red Cloud NE 68970
	Street or Other Mailing Address 341 N Webster St	
	Grantee's Name (Buyer) LMJC7 Enterprises, LLC	Grantor's Name (Seller) Republican Valley Rentals, L.L.C.
	elephone	5 Grantor's Name, Address, and Telephone (Please Print)
16 Yr. 2023	3 Date of Sale/Transfer 4 Date of Deed Mo. 05 Day 16 Yr. 2023 Mo. 05 Day	2 County Number WEBSTER - 91
	this statement is signed and items 1-25 are accurately completed.	The d
521	 To be filed with the Register of Deeds. Read instructions on reverse side. 	• To be filed with the Register of Deeds
I CRM	ranster Statement 143	NEBRANKA Real Estate

State of Nebraska \$55.

County of Webster S

Entered on the numerical index and filed for record in the numerical index and all and order to the numerical index and a county clerk has a county clerk indicate a



WARRANTY DEED

liability company, GRANTEES, the following described real estate (as defined in Neb. 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 Republican Valley Rentals, L.L.C., a Nebraska limited liability company,

All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed $M_{\alpha \gamma}$ φ 2023.

Republican Valley Rentals, L.L.C.

Bradford K. Frey Member

Andrea A. Frey, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER

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

A CHEM, NOW, State of National KORY, MCCRACKEN NOW, MCCRACKEN NOW,

Notary Public

NE Sec of State - Robert B. Evnen
Filing Document #: 9000941220 Pages: 1
Corporation Name: REPUBLICAN VALLEY RENTALS, L.L.C.
Filing Date and Time: 05/15/2023 02:56 PM

BOOK 2023 PAGE 1037

STATEMENT OF AUTHORITY

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

- Chestnut St, Red Cloud, NE 68970. L.L.C. The street and mailing addresses of the Company's designated office is: 742 N 1. The name of the limited liability company (Company) is: Republican Valley Rentals,
- 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, The Officer(s) or Member(s) authorized and required to execute instruments

Bradford K. Frey, and Andrea

Andrea A. Frey.

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. The undersigned are duly authorized to sign this Statement of Authority and

Executed on May 12023.

Bradford K. Frey, Member

Andrea A. Frey, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

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

Comm. expires Wy Cumm. Eq. Augus

Notary Public

Residential & Commercial Sales Worksheet

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rood	Very Good	9	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 One
	Good	9	(40)		□ High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21/
ě	Average	00	(30)	☐ Above Average	Above	(30)			Good	(40)		Split Level	(308) □ Spli
Wom	Badly Wom	9 0	(20)	ge	Average	(20) 🖼			Average	(30)		1 1/2 Story	(307) 🗆 11/
Out	Worn Out	0)	(10)		□ Low	(10) _□			Fair	(20)		Two Story	(302) 🗆 Two
	on: 10	Condition:	C		nk: 20	Cost Rank:			Low	(10)		One Story	(301) 🗆 One
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	lls	t. Walls	Wood or Steel Framed Ext.	l or Steel		(4)			Excellent	(60)		Bi-Level	(111) 🗆 Bi-I
			ng Walls	Masonry Bearing Walls		(3) E			Very Good	(50)		1 1/2 Story	(104) 🗆 11/
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			School District Code	ol Distr	Scho				Sale Date		Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA 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. Real Estate Transfer Statement

五 521 FORM

Mo. Day 10
Nebraska Department of Revenu Grantor's Name (Seller)
Melba L Dell
Street or Other Mailing Address
PO Box 54 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 26 Date Deed Recorded here sign 18a No address assigned 18 Address of Property 16 Does this conveyance divide 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Port Orford 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . 23 Was non-real property included in the purchase?

Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... 22 Total purchase price, including any liabilities assumed 5 Grantor's Name, Address, and Telephone (Please Print) **Email Address** 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home See attached Blue Hill, NE \$12,160 308) 215-0766 105 W Saline St County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes (A) Status ✓ Improved ☐ Yes Buyer IOLL Cemetery Bill of Sale Unimproved Under penalities 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

(402) Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative N_o **√** No ☐ Seller 🔽 No Death Certificate – Transfer on Death 8 Corrective Yrd Single Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Commercial Aunt or Uncle to Niece or Nephew Multi-Family WEBSTER - 91 a current parcel of land? Brothers and Sisters 18b 10 Type of Transfer Vacant land S Value of Stamp or Exempt Number \$ 29 County Number Court Decree Auction OR OR R Register of Deed's Use Only J Industrial Recreational Agricultural Distribution Exchange Easement Executor Distribution Easement Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Ζįρ 97465 Grantor Trust Gift Foreclosure Lease Mineral Land Contract/Memo (B) Property Type 28 Recording [Title Blue Hill 3 Date of Sale/Transfer Same as Grantee 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address 105 W Saline St 6 Grantee's Name, Address, and Telephone (Please Print) 19 Name and Address of Person to Whom the Tax Statement Should be Sent Email Address (402) 705-7624 Grantee's Name (Buyer)
Patrick G Gomez and Steven R Gomez Mineral Interests-Producing Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition Irrevocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No 2023 No Personal Rep. Quit Claim □ Partition Step-parent and Step-child Self Attorney Spouse ☐ Revocable Trust ✓ Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 1048 Trust/Trustee

Warranty 4 Date of Deed Exempt State Assessed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 10 Day 24 22 S Other (Explain) ☐ Transfer on Death Trustee to Beneficiary Other ☐ Other 46 Date Phone Number For Dept. Use Only (402) 746-3613 Mobile Home <u>`</u> 13,000,00 13,000100 Zip Code 68930 0 Yes Yes 0 No No **₹**|₹

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 of beginning; including the vacated alley located between the tracts. said Lot One (1), thence East a distance of 54 feet, thence North a distance of 27 feet to the point County, Nebraska and part of Lot One (1), Block Five (5), Grussel's Addition to the Village of Lot Two (2), Block Two (2), Tyler's Subdivision of Rohrer's Addition to Blue Hill, Webster

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 18 day of 1904. A.D., 20 33, at 3:18 o'clock 2M. Recorded in Book 30 on Page 1048 county Clerk 1D. 60 2 day 2

Comp

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Bate 5-18-33
BY ALAS BY ALAS

WARRANTY DEED

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

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.

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

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

Executed October 22, 2021.

Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

GENERAL NOTARY - State of Nebrasi KORY MCGRACKEN My Comm. Exp. August 27, 202

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)											
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	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 On
	(40)		1	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
□ Average	(30)	Above Average	1	(30)			Good	(40)		Split Level	(308) □ Spl
□ Badly Worn	(20)	ge	Average	(20)			Average	(30)		1 1/2 Story	(307) 🗆 11
(10) Worn Out	(10)		Low	(10)			Fair	(20) 🗷		Two Story	(302) □ Tw
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	ng Walls	Masonry Bearing Walls	i	(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11
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Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

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

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

FORM **521**

Register of Deed's Use Of Stamp or Exempt Number Mo. S Day 1 Yr. 33 \$ EXAMPT \$\frac{1}{2}\$ Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of the supersedes 96-269-2008 Rev. 6-2019	Sign Signature of Graptee or Authorized Representative	correct, and that I am duly authorized to sign this statement. Kory McCracken	the ex	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), and Se Cloud, Webster County, Nebraska	18a No address assigned 18b Vacant land	934 N Elm St Red Cloud, NE 68970		\$9,220	☐ Brothers and Sisters ☐ Ex-spouse ☐	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	11 Was ownership transferred in full? (If No, explain the division.) Yes	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	ficate – Transfer on Death Executor	Conservator Distribution	ed Multi-Family	(A) Status (III) √ Improved √ Single Family Industrial	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home	Email Address	nber 69-6163	City State Zip Code Parker AZ 85344	SS	Grantor's Name (Seller) Vivian Hartless, PR, Estate of Joseph J Bezdek	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name 2 County Number WEBSTER - 91	
rempt Number 28 Recording Data 4 # A 1049 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	Attorney Phone Number 05-18-2023		emption number $\frac{2}{}$. statement and that it is, to the best of my knowledge and belief, true, complete, and	24 8 0 00	23 22		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		Same as Grantee	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 Yo		0	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No	Foreclosure	Mineral Quit Claim Warranty	Contract/Memo Partition	Exempt	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home	if property is also a mobile home.	-	ls the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Red Cloud State Zip Code 68970		Grantee's Name (Buyer) The City of Red Cloud, Board of Public Trust	ddress, and Telephone (Please Prin	3 Date of Sale/Transfer 4 Date of Deed 724 Mo. 05 Day 18 Yr. 2023 Mo. 95 Day 18 Yr. 2023	s 1-25 are accurately completed.



PERSONAL REPRESENTATIVE'S WARRANTY DEED

GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): 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 Vivian Hartless, Personal Representative of the Estate of Joseph J. Bezdek, Deceased,

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

subject to easements and restrictions of record.

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

Executed April

ESTATE OF JOSEPH J. BEZDEK, DECEASED.

Ву: Personal Representative

STATE OF ARIZONA, COUNTY OF LA

Hartless, Personal Representative of the Estate of Joseph J. Bezdek, Jr., Deceased The foregoing instrument was acknowledged before me on 323 14, 2023, by Vivian

Comm. expires

Notary Public awa LAURIE THORNBURY
Notary Public - Arizona
La Paz County

Commission # 580700 My Comm. Expires Feb 2, 2024

CERTIFICATION OF VITAL RECORDS

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Juniess prepared ~~~ '

KRYSTAL COLEURN ASSISTANT STATE REGISTRAR



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

ARIZONA DEPARTMENT

Residential & Commercial Sales Worksheet

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		ode.	rict C	School District Code	Scl				Sale Date	70	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

FORM 521

Grantor's Name (Seller)
Patricia Gillway
Street or Other Mailing Address
PO Box 26 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 26 Date Deed Recorded here sign Gastonville 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 23 Was non-real property included in the purchase? 5 Grantor's Name, Address, and Telephone (Please Print) Phone Number 8 Type of Deed Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. County Name See Attached 814 N Webster St Red Cloud, NE 68970 \$13,370 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No No address assigned Yes (A) Status DEPARTMENT OF REVENUE Unimproved Yes Improved Cemetery Bill of Sale Yes Day alayr. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grantee Print or Type Name of Grantee Kory McCracken ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) N_O No No Corrective Death Certificate – Transfer on Death The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Commercial Multi-Family Single Family لا N₀ WEBSTER - 91 Aunt or Uncle to Niece or Nephew Brothers and Sisters 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. رر 18b or Authorized Representative 10 Type of Transfer Court Decree Register of Value of Stamp or Exempt N County Number or Authorized Represei Auction PA Agricultural
Recreational Industrial Distribution Executor Exchange Easement | Easement Distribution tative 15336-0026 Deed's Use Only Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Grantor Trust Gift Foreclosure Land Contract/Memo Mineral (B) Property Type Title Same as Grantee Mineral Interests-Nonproducing 3 Date of Sale/Transfer

Mo. 5 Day 22 Yr. 23 19 Name and Address of Person to Whom the Tax Statement Should be Sent 6 Grantee's Name, Address, and Telephone (Please Print) Email Address Red Cloud Street or Other Mailing Address 707 W 7th Ave Grantee's Name (Buyer)
Van Beber Properties, Phone Number (254) 718-9674 Mineral Interests-Producing Was the mortgage assumed? (If Yes, state the amount and interest rate.) Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Solding Data Partition Irrevocable Trust Revocable Trust Life Estate Partition N No Quit Claim Personal Rep. Attorney Step-parent and Step-child Self Spouse ✓ Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 100 Sheriff
Trust/Trustee

Warranty 4 Date of Deed
Mo. _____ State Assessed

Exempt Yes Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 22 6 Other (Explain) Other Day Trustee to Beneficiary Transfer on Death Other Phone Number Date For Dept. Use Only 8 (402) 746-3613 122 N. A. ☐ Mobile Home 15,000|00 15,000,00 Yes Yes 68970 0 0,00 200 **√** No % (\ 2 \ Z

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 ss.
County of Webster

clerk's office of said county this <u>aday</u> of <u>May</u> A.D., 20<u>a</u> at <u>a:3</u> o'ctock <u>a.</u> M. Recorded in Book <u>ada</u> and page

on Page 1065 County Clerk
Clashous taxuia County Clerk
10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
S-32-33
Pate S-32-33

WARRANTY DEED

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

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

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

- roads and highways, easements and restrictions of record; (1) is lawfully seized of such real estate and that it is free from encumbrances, except
- (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 Gillway

STATE OF FENNSYLVANIACOUNTY OF WASHINGTON) ss.

Commonwealth of Pennsylvania - Notary Seaf Beth Behling-Kulsic, Notary Public Washington County My commission expires February 14, 2027 Commission number 1432766

Gillway, a single person. The foregoing instrument was acknowledged before me on May 16 TH, 2023, by Patricia

Comm. expires FEBRUARY 14, 2027

Notary Public O

BETH BEHLING- KULSIC

Residential & Commercial Sales Worksheet

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	Code	tion (Date of Sale Property Classification Code	perty (ale Pro	ate of S	מָּ		Total		Improvements		Land
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			School District Code	ol Distr	Schoo				Sale Date	S	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement (1) To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed and an attackment and instructions on reverse side.

FORM **521**

• If additional space is needed, add an attach	 If additional space is needed, add an attachment and identify the applicable item number. 	
The deed will not be recorded unless this statemer County Name County Number 2 County Number 2 County Number 3	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number	
	Mo. 05 Day 19 Yr. 2023 Mo. 05 Day	19 Yr. 2023
Grantor's Name (Seller) Grantor's Name (Seller) Garty E & Laura Rasser and Lonny D Rasser	Grantee's Name (Buyer) Roger Rasser	
,	Street or Other Mailing Address	
Red Cloud Sight Zip 68970	City Cloud Shie Nie	Zip Coo
\\mathref{html}\delta \\delta \delta \\delta \delta \delta \delta \delta \\delta \delta \delta \delta \delta \delta \delta \de	Phone Number (402) 746-3563 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	tion? Yes V No dation? Yes V No
	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)	C if property is also a mobile home. (B) Property Type	(C)
d Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing	
sed Conservator Distribution I	Land Contract/Memo Partition Sheriff Lease Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor	Quit Claim Warranty	
9 Was transfer part of IHS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Buyer Seller No Court Decree Exchange Grantor Trus	Irrevocable Trust Revocable Trust Life Estate Sale Satisfaction of Contract	Transfer on Death Trustee to Beneficiary Other (Explain) term right to bu
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 N	(If No, state the intended use.)
e or Nephew	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	r
Ex-spouse	Step-parent and Step-child	
14 What is the current market value of the real property? \$0	Was the mortgage assumed? (If Yes, state the am Yes No \$	and interest rate.)
16 Does this conveyance divide a current parcel of land? Yes No	te agent or a title tract.) Yes_	company? (If Yes, include the name
18 Address of Property same as grantee	19 Name and Address of Person to Whom the Tax Statement Sh same as grantee	tatement Should be Sent
18a No address assigned 18b 🗸 Vacant land		
20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW¼) of Section Thirty-five (35), Township Two (2) North Nebraska; and water rights to the well in the Northeast Quarter (NE¼) of said Sect (S½NE¼) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), V	Range Ten (10), West of the 6th ion; AND The South Half of the Ni West of the 6th P.M., Webster Co	P.M., Webster County, ortheast Quarter unty, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction 240+-		
22 lotal purchase price, including any liabilities assumed	23 22	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	oloo
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, correct, and that I am duly authorized to sign this statement. David B Ganyood	number $\frac{14}{1}$. In the best of my knowledge and belief, true, complete, and that it is, to the best of my knowledge and belief, true, complete, and $1/10$	mplete, and (AD2) 746-3613
Sign Print or Type Name of Grantse of Authorized Representative	Attorney	Phone Number May 2023
here "Signature of Grantee or Authorized Representative	Title	Date
e Deed Recorded 27 Value of Stamp or E	8 Recording	For Dept. Use Only
Oyr. 3 \$ 17.20 S Parue \$ 17.20 S Parv. Supersedes 96-269-2008 P	DK aba3 Ka 106 V Authorized by Neb. Re	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3ss.
County of Webster

BOOK 2023 PAGE 106 8

Entered on the numerical index and filed for record in the Clerk's office of said county this Aday of Numara. D., 2023, at A 23 o'clock Am. Recorded in Book 2023 on Page 1068 Ob bout thing County Clerk

_Comp

Assessor

Carded_

NEBRASKA DOCUMENTARY

QUITCLAIM DEED

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): single person, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) Gary D. Rasser and Laura Rasser, husband and wife; and Lonny D. Rasser, a

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 Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Two (2)

Nebraska. The South Half of the Northeast Quarter (S½NE½) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County,

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

Executed , 2023.

Laura Rasser

Gary D. Rasser

Lonny D. Kasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

Gary D. Rasser and Laura Rasser, husband and wife; and by Lonny D. The foregoing instrument was acknowledged before me on M24 Rasser, , 2023, by a single

person.

Comm. expires

Notary Public

(20) (20)

Agricultural Land Sales Worksheet

	alue:	Total Recapture Value:	al Reca	Tot		e (+ or -):	t to Sale Prio	ljustmen	Assessor's Adjustment to Sale Price (+ or -):
	. 950	4.	TAL	Non-AG TOTAL	Non			ings	Outbuildings
			Other				-	ings	Dwellings
			Recreation	Recr					
			Home Sites	Home				Đ	
	-		Farm Sites	Farn				4D1	
	.950	4.	Roads					3D	
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			Other					2D	
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			4G1					4A1	
			3G					3A	
			3G1					3A1	
			2G			91,055	17.410	2A	
57,750	.250	41.	2G1					2A1	
			1G			337,445	62.030	1A	
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	ict Code	School District Code	Scl			Sale Date	Page	Book	Cnty No.

		001504200 001506100	Comments from			QCD; TERMINATE FIRST RIGHT TO PURCHASE	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
(Continue on back)			Comments:					Total Recapture Value:	

Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Mo. S. Day A. Yr. A. S. E. Xenn J. F. Sh. Nebraska Department of Revenue Form No. 98-269-2008 10-2020 Rev. Supersodes 96-269-2008 Rev. 6-2019	Under penalties of law, I declare that I have examined this statement and that it is, conrect and that I am duly authorized to sign this statement. Sign Print of type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title	22 Total purchase price, including any liabilities assumed	20 Legal Description (Altach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transactionsee attached	18 Address of Property 18 Address assigned 18b Vacant land	14 What is the current grarket value of the real property? See attached 16 Does this conveyance divide a current parcel of land?	13 Was the transfer between relatives, or it 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 a	Bill of Sale Conservator Distribution Land Content	7 Property Classification Number. Check one box in categories A and B. Check C If (A) Status (B) Improved [] Single Family [] Industrial [] [] Unimproved [] Multi-Family [] Agricultural [] [] IOLL [] Commercial [] Recreational	State Zip Code	1 County Name 2 County Number 2 County Number 2 County Number 5 Grantor's Name, Address, and Telephone (Please Print) 5 Grantor's Name (Selier) 6 Grantor's Name (Selier) 7 Grantor's Na	Scool Life. Great Service. • To be filed with the Register of Deeds. • Re • If additional space is needed, add an attach • If additional space is needed, and an attach • If a dead will not be recorded unless this statement
Por Dept. Use Only 28 Recording Data BK 2D3 Pa Ole 9 Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)	Sb It is, to the best of my knowledge and belief, live, comp Ox Cryz wiet	22 S O 00	ļ	19 Name and Address of Person to Whom the Tax Statement Should be Sent TMJ Farms, LLC. 121 Ridge Rd. Post, TX 79356	Was the mortgage assumed? (II Yes, state the amount and interest rate.) Yes No S Was transfer through a real estate agent or a little company? (II Yes, Include the difference of the agent or title company contact.)	nd beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other Grandparents and Grandchild Spouse Step-parent and Step-child	Land Contract/Memo Partition Sheriff Plant Other See stached Lease Personal Rep. Trust/Trustee Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Foreclosure Irrewocable Trust Revocable Trust Trustee to Beneficiary Git Partition Sale Sale Sale Trust Partition Salisfaction of Contract Other (Explain) Transfer to LLC Trust Partition Salisfaction of Same use? (If No, state the intended use.)	le Assessi empl	City Code Post TX Phose Number Is the grantee a 501(c)(3) organization? Yes //No Email Address n/a Zip Code TX 79356 Z/No Email Address n/a	County Number 3 Date of Safe/Transfer 4 Date of Deed County Number 3 Date of Safe/Transfer 4 Date of Deed WEBSTER - 91 Mo. \(\sum_{\substack} \) Day \(\frac{12}{12} \) Mo. \(\substack_{\substack} \) Mo. \(\substack_{\substack} \) Day \(\frac{12}{12} \) Mo. \(\substack_{\substack} \) Mo. \(\substack_{\substack} \) Mo. \(\substack_{\substack_{\substack}} \) Mo. \(\substack_{\substack_{\substack_{\substack_{\substack_{\substack_{\substack	Real Estate Transfer Statement 146 FORM To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable Item number. 521 521

Box 20- Legal Description

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 said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest comer of said East Half of the Northeast Quarter; thence of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast comer of the West Half of the Northwest Quarter of (E½NE¼) of Section Eight (8) and the West Half of the Northwest Quarter (W½NW¼) of Section Nine (9), Township One (1) North, Range Ten (10) West feet to the point of beginning. Road; thence N89°41'38"E on said North right of way line, a distance of 59.72 Quarter, a distance of 630.36 feet to the North right of way line of said River Northeast Quarter; thence S84°58'08"E, a distance of 1266.99 feet; thence the Northeast Quarter of Section 8; thence N89°26'59"W on the North line of of way line of River Road as traveled through said Section 9, and the point of West Half of the Northwest Quarter, a distance of 14.86 feet to the North right S00°08'31"E, parallel with the East line of said West Half of the Northwest S00°04'50"E on the West line of said East Half of the Northeast Quarter, a Quarter, a distance of 1320.95 feet to the Northeast comer of the East Half of thence S89°37'52"W on the North line of said West Half of the Northwest 2622.23 feet to the Northeast comer of said West Half of the Northwest Quarter; beginning; thence N00°08'3 I "W continuing on said East line, a distance of Section 9; thence N00°08'3 I "W (assumed bearing) on the East line of said A parcel of land located in the East Half of the Northeast Quarter

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

Good Life, Great Service. NEBRASKA

Certificate of Exemption – Documentary Stamp Tax

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

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.	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?	Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?
	∄ Yes	. Yes
		□
	0	0

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 tist all members in table below. If individuals, list all in table below.)	ndīviduals, list all in lable 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 pensities of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all details of the conveyance information described above.	re is true, complete, and correct and that I am familiar with all of the relevant

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

sign_i here Grantee or Grantee Representative Attorney for Grantee Attorney for Grantors 5/22/2023 5/22/2023 Date 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.

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Ex05b

₩

Date: 05/22/23

Bk 2023, Pg 1069

State of Nebraska \ Ss. County of Webster \ Ss.

of May A.D., 2023, at 03:45 o'clock PM. Recorded in Book 2023 on Pages 1069-1072 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 Books 1.

Fee: \$28.00 By: AS Electronically Recorded Photograph Deputy County Clerk

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

SPECIAL WARRANTY DEED

Mistie R. Day, a Texas resident, Torrey M. Vap, a Florida resident, and Jeffery 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

- \equiv liens and encumbrances arising from the actions or inactions of Grantors, but is Are lawfully seised of the interest in the Property and that it is free and clear of all subject to all matters of record;
- \equiv 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.]

Notary Public
COUNTY OF) The foregoing Special Warranty Deed was acknowledged before me on the day of, 2023, by Jeffery D. Vap.
STATE OF NEBRASKA) ss.
COUNTY OF) The foregoing Special Warranty Deed was acknowledged before me on the day of, 2023, by Torrey M. Vap.
ORIDA) ss.
** NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 01/20/24 NOTARY ID 1184675-5 NOTARY Public NOTARY Public NOTARY ID 1184675-5
he foreg
STATE OF TEXAS) COUNTY OF $\frac{\partial \mathcal{L}}{\partial \mathcal{L}}$ ss.
By:
By: Torrey M. Vap
By: Mistie R. Day

Executed this day of, 2023.	23.
	By: Mistie R. Day
	By: Torrey M. Vap By: Jeffery Ø. Vap
STATE OF TEXAS) ss.	
COUNTY OF) The foregoing Special Warranty Deed was acknowledged before me on the, 2023, by Mistie R. Day.	s acknowledged before me on the day of
STATE OF FLORIDA)	Notary Public
COUNTY OF Helam S	s acknowledged before me on the $\frac{10^{-4}}{10^{-4}}$ day of
A GENERAL NOTARY - State of Nebraska AMY R. FISCHER My Comm. Exp. October 9, 2023	Omyokish.
STATE OF NEBRASKA) ss.	Notary Public
The foregoing Special Warranty Deed was acknowledged before me on the, 2023, by Jeffery D. Vap.	s acknowledged before me on the 17^{-1} day of
GENERAL NOTARY - State of Nebraska GABRIEL J HEWEN Wy Comen. Exp. July 16, 2025	Notary Public 1 Here

xhibit A

N89°41'38"E on said North right of way line, a distance of 59.72 feet to the point a distance of 630.36 feet to the North right of way line of said River Road; thence S00°08'31"E, parallel with the East line of said West Half of the Northwest Quarter, 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 the Northwest comer 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 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 comer of said East Half of the Northeast Quarter; thence on said East line, a distance of 2622.23 feet to the Northeast comer of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West 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°08'3 I "W continuing of the West Half of the Northwest Quarter of Section 9; thence N00°08'3 I "W County, Nebraska, being described as follows: Referring to the Southeast comer Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster A parcel of land located in the East Half of the Northeast Quarter (E½NE½) of Section Eight (8) and the West Half of the Northwest Quarter (W½NW¼) of Section of beginning. Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast comer (assumed bearing) on the East line of said West Half of the Northwest Quarter, a

Agricultural Land Sales Worksheet

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			001403801 001404501	Comments from Cor				SPECIAL WD; TRANSFER TO FAMILY LLC	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)		100.00		Comments:				1700		Total Recapture Value:

Mo. Day 23 yr. Shibraska Depailmont of Rovenue Form No. 96-289-2019 26 Date Deed Recorded 21 If agricultural, list lotal number of acres transferred in this transaction. 20 Legal Description (Attach additional pages, if needed.) here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 30 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, frue, complete, and correct, and that I am duly puthorized to sign this statement. 18a 🔲 No address assigned 18 Address of Properly 16 Does this conveyance divide a current parcel of land? Email Address N/a 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Steel or Other Mailing Address See attached Good Life, Great Service, 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed 14 What is the current market value of the real property? 11 Was ownership transferred in full? (II No, explain the division.) NEBRASKA Phone Number see attached 8 Type of Deed 7. Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. See attached See attached County Name Was transfer part of IRS like-kind exchange (I.R.C.§ 1031 Exchange) by buyer or selker? ☐ Buyer ☐ Seller ☑ No ee attached See attached Buyer _ ‱ Improved DEFARTHENT OF REVENUE Į O F _ Unimproved Bill of Sale Cemetery Signature of Grantee or Authorized Representative ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 S ₹ ☐ Conservator ☐ Corrective Death Certificate - Transfer on Death pe yame of Grantee 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. Commercial Multi-Family Single Family 20 __ €x·spouse ■ Brothers and Sisters WEBSTER - 91 18b | Vacant land 10 Type of Transfer Distribution 2 County Number Auction 60 Court Decree S EXCM T # 5b State Real Estate Transfer Statement Horized Representative Agricultural Recreational Register of Deed's Use Only Industrial Exchange Easement Easement Executor Distribution Parents and Child Grandparents and Grandchild see attached Zip Code Granlor Trust Partition . [Foreclosure Land ConiracVMemo Lease Mineral Mineral Interests-Producing 28 Recording Data 名大 入の Post 3 Dale of Sale/Transfer 17 Was transler through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Street or Other Mailing Address 121 Ridge Rd. 6 Grantee's Name, Address, and Telephone (Please Print) D/a Grantee's Name (Buyer) Cheryl's Country Oasis, LLC. Post, TX 79356 121 Ridge Rd. Cheryl's Country Oasis, LLC. 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number (806) 543-2074 Mineral Interests-Nonproducing Mo. O.S. Day 18 4. 2023 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☑ No s Lover Life Estate] Irrevocable Trust | Revocable Trust ပ္ပ State ₹ 1 Partition ☐ Quit Claim Personal Rep. Por Charles real estate purchased for same use? (If No, state the intended use.) Yes No Step-parent and Step-child Spause Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Sale 0 ☐ Trusl/Trustee Sheriff Exempt State Assessed Date of Deed Authorized by Neb. Rov. Stat. §§ 76-214, 77-1327(2) Mo. OS Day 2 22 Olher (Explain) Transfor to LLC Oliter ☐ Trustee to Beneficiary Other see attached Phone Number 100 Shiz hors For Dept. Use Only 521 FORM Mobile Home Zip Code 79356 202 O 90 0,00 3 4770

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:

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 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 Southeast Quarter of Section 23; thence West 717.0 feet along the North Section 24 in said Township 1, Range 11, and on the North boundary of said at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Grantees contained within the above tract and described a follows: Beginning 40.00 feet is being used as a public road, EXCEPT a tract now owned by Beginning, containing 21.18 acres of which 1.28 acres contained in the north N09°23'13"E along said west line a distance of 182.70 feet to the place of N00°06'55"W N08°35'25"W 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 themes S70°06'03"E a distance of 279.93 feet; thence 574°13'36"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 141.65 feet; thence N43°16'39"E a distance of 229.37 feet; thence 589°08'45"E Quarter (SE1/4) a distance of 40.00 feet; thence S04°08'58"E a distance 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 described in Deed recorded In Book 29 Page 231, which is the true Place of (SE1/4) a distance of 53.30 feet to the west line of U.S. Highway 281 as N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter Commencing at the Northeast Corner said Southeast Quarter (SE1/4); thence Webster (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M. A tract of land located in the Southeast Quarter (SE½) of Section Twenty-three County, along along along said west line a distance of 100.00 feet; said Nebraska said west line a west line a more particularly distance distance of 223.06 앜 described 202.20 feet; feet; thence thence thence

Parcel ID 001808201:

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 Fast & County Road taking 0.66 acres more or less, of the above described tract West and lying all along the North side of the above described 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 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 Comer Northerly along the West right-of-way boundary of U.S. Highway #281 for a less, to a point on the West right-of-way boundary of U.S. Highway #281; thence North boundary of said Southeast Quarter of Section 23: thence West 717.0 between Section 23 and Section 24 in said Township 1, Range 11, and on the (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range A tract of land located in the Northeast Quarter of the Southeast Quarter tract, said

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

NEBRASKA Good Life. Great Service.

Certificate of Exemption – Documentary Stamp Tax

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

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.)	dividuals, 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 relevent 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 talive dive Attorney for Grantors Attorney for Grantee Title Date Dale 5/22/2023 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.

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX Date: 05/23/23

Ex05b

Bk 2023, Pg 1073

State of Nebraska \ss. County of Webster\square

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

Electronically Recorded Fee: \$28.00 Dribayila By: AS Deputy County Clerk

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

SPECIAL WARRANTY DEED

Mistie R. Day, a Texas resident, Torrey M. Vap, a Florida resident, and Jeffery 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

- \odot liens and encumbrances arising from the actions or inactions of Grantors, but is Are lawfully seised of the interest in the Property and that it is free and clear of all subject to all matters of record;
- \equiv 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.]

COUNTY OF	STATE OF NEBRASKA)	STATE OF FLORIDA) ss. COUNTY OF) The foregoing Special Warranty Deed was acknowledged before me on the 2023, by Torrey M. Vap.	TAMMY JOHNSON BLAND NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 01/20/24 NOTARY ID 1184675-5	The foregoing Special Warranty Deed was acknowledged before me on the 17th day of 1020, 2023, by Mistie R. Day.	STATE OF TEXAS) ss. COUNTY OF $(CUrrall)$ ss.			Executed this 17 day of MC
Deed		Deed		Deed				4
was		was	_	was				_, 2023. E
ackno	Notary	ackno	Notan	ackno		By: Je	By:	ÿ.
wiedg	Notary Public	wledg	Notary Public	wledg		Jeffery D. Vap	Torrey M. Vap	Mistle R. Day
6 5	C	ed b		D E). Vap	l. Vap	Day
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Notary Public

Executed this_

_ day of _

GENETAL NOTARY - State of Newaska GABRIEL J HEWEN My Comm. Exp. July 16, 2025	The foregoing Special Warranty Deed was acknowledged before me on the, 2023, by Jeffery D. Vap.		The foregoing Special Warranty Deed was acknowledged before me on the 2023, by Torrey M. Vap. A SENERAL NOTARY - State of Nebraska	STATE OF FLORIDA) SCOLINTY OF Adding () ss.	COUNTY OF) The foregoing Special Warranty Deed was acknowledged before me on the, 2023, by Mistie R. Day.	STATE OF TEXAS) ss.	
Notary Public (acknowledged before me on the 17^{tb} day of	Notary Public O	acknowledged before me on the kan day of	Notary Public	acknowledged before me on the day of	Jeffery & Vap	By: Mistie R. Day By: Torrey M. Vap

xhibit A

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. 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 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 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 parallel with the east line said southeast Quarter (SE½) 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 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 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 County, Nebraska more particularly described as follows: Commencing at the Northeast Corner said Southeast Quarter (SE¼); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE¼) a distance of 53.30 A tract of land located in the Southeast Quarter (SE¼) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster described a follows: Beginning at a point 53.3 feet West of the Quarter Section along said west line a distance of 100.00 feet; thence N09°23'13"E along said west 574°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37

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 Fast & West and lying all along the North side of the above described tract, said County Road taking 0.66 acres 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on 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 follows: Beginning at a point 53.3 feet West of the Quarter Section Comer between 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 more or less, of the above described tract

Agricultural Land Sales Worksheet

]
38,840		4.990		ΔL	Non-AG TOTAL	n-AG	N	8,640		193	Outbuildings	
				Other	0			184,390		1gs	Dwellings	
				tion	Recreation							
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		2.990		Roads	Rc					3D		
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				Other	0					2D		
280		1.000		Waste	W		,			2D1	2	
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0 F) 7	E)	D) 3	C) 5		05	B)	A) 2		Irrigation Type:	Irriga		
City Size Parcel Size		Location	Zoning	Гуре	Property Type		Status	254,405	193,030	5	61,375	
ode	tion C	Date of Sale Property Classification Code	Property	f Sale I	Date of			Total	Improvements	Im _l	Land	,
000 8010	Н	00000	4	23	11	1	4491	alue	Date of Sale Assessed Value	Date of S		
Blk Parcel	Area	Subdiv	Qrt	Sect	Rng	Twn	GeoCde	4 05	149		001808201	0
		umber	Parcel Number					Useability & Code#	Sale Number	Sale	Location ID	
ied:	Unified:		ated:	Affiliated:	002	91-0002	Base:	5/18/2023	1073	2023	91 2	
		School District Code	hool Dist	Sc				Sale Date	Page	Book	Cnty No.	Cn

		001808201 001810100	Comments from			SPECIAL WD; TRANSFER TO FAMILY LLC	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by	Department of Revenue
	Value of Stamp or Exempt Number 28 Recording Data S A N U U	26 Date Deed Recorded 27 Va
For Dept. Use Only	ister of Deed's Use Only	
Date	Title	nere Signature of Grantee or Authorized Representative
51. 1/2023	Closing Agent	sign
(402) 746-2246	au iiis siaterinent and mat it is, to the best of my knowledge and belief, if be, con	correct, and that I am duly autho Teresa Theobald
		25 If this transfer is exempt from the docu
15,000.00	state (line 22 minus line 23)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	and attach itemized list.) (see instructions)	Yes
15,000.00	22	22 Total purchase price, including any liabilities assumed
	ferred in this transaction	21 If agricultural, list total number of acres transferred in this transaction
Webster County,	ie (9), Block One (1), LeDuc's Addition to Red Cloud,	20 Legal Description (Attach additional pages, if needed.) Lots Seven (7), Eight (8) and Nin Nebraska
	acant land	18a No address assigned 18b Vacant land
noula be sent	Grantee	18 Address of Property 413 N Walnut St Red Cloud, NE 68970
Title, LLC No		16 Does this conveyance divide a current parcel of land? Yes No
t and interest rate.)	15	14 What is the current market value of the real property? \$15,000
	Parents and Child Step-parent and Step-child	Ex-spouse
er	Nephew	Yes No
	the trustor and beneficiary relatives? (If Yes, check the appropriate	13 Was the transfer between relatives, or if to a trustee, are
? (If No, state the intended use.)	12 Was real estate purchased for same use	hip transferred in full? (If No,
Transfer on Death Trustee to Beneficiary Other (Explain)	Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Iran Auction Easement Gift Life Estate Sale Trus Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Othe	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
	Executor Mineral Quit Claim Warranty	Cemetery Death Certificate – Transfer on Death
Other	☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ C	8 Type of Deed Conservator
	Recreational	IOLL Commercial
Mobile Home		\ <u>\</u>
(C)	(B) Property Type	(A) Status
	7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home.	7 Property Classification Number, Check o
ī		Email Address
П	Phone Number	Phone Number
Zip Code	まや	City Red Cloud
	Street or Other Majling Address	Street or Other Mailing Address 429 N Walnut St
	Grantee' Mark I	Grantor's Name (Seller) Troy Schmitz and Monica Schmitz
	6 Grantee's Name, Address, and Telephone (Please Pri	5 Grantor's Name, Address, and Telephone (Please Print)
Day 24 Yr. 2023	Mo. 5 Day 7r. 2023 Mo. 5	WEBSTER - 91
	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	The
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.	Good Life. Great Service. • To be file • If additio
FORM	-	

State of Nebraska ss.
County of Webster

Clerk's office of said county this day of May A.D., 20 day at 9:54 o'clock A.M. Recorded in Book acade

on Page 10 111 County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
S-25-23
Date S-25-23
Date S-25-23

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

WARRANTY DEED

common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Shelby Davis, husband and wife, convey to Grantees, as joint tenants and not as tenants in 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

County, Nebraska Lots Seven (7), Eight (8) and Nine (9), Block One (1), LeDuc's Addition to Red Cloud, Webster

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

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

Troy STATE OF NEBRASKA COUNTY OF WEBSTER Executed Schmitz 24) ss. , 2023. Monića Schmitz

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

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

, 2023 by Troy

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti											
							-					
											400	000135400
					ents:	Comments:					rom	Comments from
							!					MD
									ljustment:	Reason for Ac	Assessor Comments and Reason for Adjustment:	Assessor Co
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ent	□ Excellent	(60)				-					Two Story Duplex	(305) □ Tw
jood	□ Very Good	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 On
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že	□ Average	(30)	Above Average] Above	(30)			Good	(40) X		Split Level	(308) 🗆 Spl
Wom	□ Badly Worn	(20)	98e	1 Average	(20)			Average	(30)		1 1/2 Story	(307) 🗆 1 L
Out	□ Worn Out	(10)		l Low	(10)			Fair	(20)		Two Story	(302) □ Tw
	dition:	Con		mk:	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
			rame	□ Pole Frame	<u>б</u>			Quality: 40	Residential Quality:		Townhouse or Duplex Style:	Cownhouse o
		nd Walls	Metal Frame and Walls		(5)			***************************************			leī	(106) □ Other
	Walls	Wood or Steel Framed Ext.	or Steel		(4)			Excellent	(60)		Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls	I	(3)	1		Very Good	(50)		1 1/2 Story	(104) 🗆 1 1
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	ame	Fireproof Structural Steel Frame	oof Struc		Θ 🗆			Average	(30)		Two Story	(102) 🗆 Tw
		on Class:	Commercial Construction Class:	rcial Co	Comme			Badly Worn	(20)		One Story	(101) 🗷 On
	Other2:	erl:	Other1:	.,	Primary:			Worn Out	(10) 🗷		bile Home	(100) Mobile Home
		Code:	Commercial Occupancy Code:	rcial Oc	Comme		0	Residential Condition: 10	Residential	- Cradition	l	Single Family Style:
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				. Ft. :	Floor Sq. Ft. :		50	1,550	Floor Sq. Ft. :			
			••	Construction Date:	Construc		00	Date: 1900	Construction Date:		Const	
			ments.:	Multiple. Improvements. :	Multiple.			rovements.:	Multiple. Improvements. :	Multiple Improvements:	Multiple Im	
		Commercial						Residential				
F) 2	E) 6	D) 1	Н	3	01	B)	A) 1		c)	CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pre	Status	7,440		5,800	,640	1,
	on Code	Date of Sale Property Classification Code	operty (Sale Pr	ate of	ם		Total		Improvements		Land
0000	001	10025	0 1	00			4371		Value	Date of Sale Assessed Value	Date of S	
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		ımber	Parcel Number	P				Useability & Code #	Useabili	Sale Number		Location ID
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		School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

Ned. Nev. Siat. 38 70-214, 77-1327(2)	—Retain a copy of this document for your records.	Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee
2 Chr CC 70 014 77 1007/0\	Exempt Number 28 Recording Data B长403 Report Number 28 Recording Data	Netroska Department of Bayering No. 15 Day 16 Yr. 23 \$ 22,50
For Dept. Use Only	ster of Deed's Use Only	
Date	Title Title	Signature of Gra
Phone Number 56572023	Representative Title Agent	Sign Frint or Type Jame of Grantee or Aymorized
(402) 746-2246	this statement.	correct, and that I am duly authorized to sign Teresa Theobald
mplete, and	tamp tax, list the exemption number t I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and	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
10,000,00	22 minus line 23)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	S property included in the purchase: No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 was non-leal property included in the putchase? 1 Yes V No (If Yes, enter dollar amount and
10,000,00	assumed	22 Total purchase price, including any liabilities assu
	s transaction	21 If agricultural, list total number of acres transferred in this transaction
loud, Webster	(12), Block One (1), LeDuc's Addition to Red C	Lots Ten (10), Eleven (11) and Twelve County, Nebraska
		20 Legal Description (Attach additional pages, if needed.)
) }
nould be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	405 N Walnut Street
(If Yes, include the name	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V Yes Southern Title, LLC No	16 Does this conveyance divide a current parcel of land?☐ Yes✓ No
nterest rate.)	T5 was the mortgage assumed? (If Yes, state the amount and interest rate,) Yes V No \$	\$10,000
	Parents and Child Step-parent and Step-child	Exspouse
	r Nephew	Yes No Substitution of Uncle to Niece or Nephew
10.10.10.10.10.10.10.10.10.10.10.10.10.1	Yes No.	Yes No_
? (If No, state the intended use.)	Taillium Trust Faillium Camadamum of Commerce 12 Was real estate purchased for same use	11 Was ownership transferred in full? (If No, explain the division.)
☐ Iranster on Death ☐ Trustee to Beneficiary ☐ Other (Evoluin)	Distribution Foreclosure Irrevocable Irust Revocable Irust Easement Gift Life Estate Sale Satisfaction of Contract	ler part of IHS like- 10 Tyl Inge (I.R.C. § 1031 by buyer or seller?
	Executor Mineral Quit Claim Warranty	- <u>\vec{8}</u>
Other	Land Contract/Memo Partition Sheriff	
	Agricultural Mineral Interests-Producing Exempt Recreational	Unimproved Multi-Family IOLL Commercial
(C)	(B) Property Type	(A) Status
	n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	n/a 7 Property Classification Number. Check one box in ca
	Final Address	S/A
	Phone Number	Ömaha NE NE Phone Number
Zip Code	Code City : 1 2 2 2 2 2 2	173rd Street
	Phor Mailing Address	Grantors Name (Seller) Michael A. Hasty and Patricia Hasty
	6 Grantee's Name, Address, and Telephone (Please Pri	5 Grantor's Name, Address, and Telephone (Please Print)
25 Yr. 2023		WEBSTER - 91
•	ed unless this statement is signed and items 1-25 are accurately con	The
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.	Good Life. Great Service. To be filed with the element of Revenue of If additional space
FORM		

Entered on the numerical index and filed for record in the Clerk's office of said county this by day of 100 July A.D., 20 23, at 8:50 o'clock a on Page Charles thrus County Clerk _Comp_ Assessor. (1) Deputy Carded_

NEBRASKA DOCUMENTARY STAMP TAX ₽ V

Southern Title, LLC PO Box 251 Red Cloud, NE 88970

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), LeDw's Addition to the City of Red Cloud, Webster County, Nebraska

Grantors coverant, jointly and severally, with Grantors that Grantors:

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

, 2023.

Ратісів Наяу

COUNTY OF

STATE OF NEBRASKA

38

The foregoing instrument was acknowledged before me on May 35 12 , 2023 by Michael A. Hasty and Patricia Hasty, kusband and wife.

GENERAL NOTARY - State of Nebraska
JACQUELINE L. HINEMAN
My Comm. Exp. February 13, 2027

Hotary Public

Manner

Residential & Commercial Sales Worksheet

(Continue on back)										
				Comments:	Cor				from 500	Comments from 000135500
							Januaria	THE STATE OF A STATE O		JTWD
						_J;	instment:	Assessor Comments and Reason for Adjustment:	S Aujusume	Assessor C
	. (00)								A January	À
☐ Fxcellent	(60)					EXCENTIL			Two Story Duplex	
☐ Vor. Cood	(4 0)		Ll High	(40)		Very Good			2 1/2 Story	┚┃⊏
		Above Average				Good	I Œ		Split Level	- 1
□ Badly Worn	(20)	age	□ Average	(20)		Average	(30) 🗆 ,		1 1/2 Story	(307) 🗆 11
□ Worn Out	(10)		□ Low	(10)		Fair	(20) I		Two Story	(302) □ T _W
Condition:	Сопо		Rank:	Cost Rank:		Low	(10) I		One Story	(301) \square Or
		Frame	□ Pole Frame	9		Quality: 40	Residential Quality:		Townhouse or Duplex Style:	Lownhouse o
	ıd Walls	Metal Frame and Walls	□ Meta	(5)					ner	(106) □ Other
Walls	Wood or Steel Framed Ext. V	d or Steel	□ Woo	(4)		Excellent	(60) 🗆 1		Bi-Level	(111) 🗆 Bi-
	ng Walls	Masomy Bearing Walls	□ Mas	(3)		Very Good	(50)		1 1/2 Story	(104) 🗆 11
	Reinforced Concrete Frame	forced Cor	□ Rein	(2)		Good	(40) 🗆 (Split Level	(103) 🗆 Sp
me	Fireproof Structural Steel Frame	proof Struc	□ Fire	Ξ		Average	(30) 🗆 ,		Two Story	(102) □ Tw
	n Class:	Commercial Construction Class:	nercial C	Comn		Badly Worn	(20) 🗷 1		One Story	(101) H Or
Other2:	f1:	Other1:	y:	Primary:		Worn Out	(10) 🕦 . 1		Mobile Home	(100) □ M
	Code:	Commercial Occupancy Code:	nercial C	Comn		Condition: 15	Residential Condition:			Single Family Style:
				Cost:	30	159,980	Cost:	Building Cost New:	Build	
			q. Ft. :	Floor Sq. Ft. :	96	1,296	Floor Sq. Ft. :	Floor: 1		
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		ements.:	Multiple. Improvements. :	Multip		ovements.:	Multiple. Improvements. :	Multiple Improvements:	Multiple I	
	Commercial)				Residential				
) 6 F) 2	D) 1 E)	C) 1		B) 01	A) 1		3)	CLOUD (RC)	cation: RED	Assessor Location:
City Size Parcel Size	Location	Zoning		Property Type	Status	11,710		10,070	,640	1,
n Code	Date of Sale Property Classification Code	roperty ([Sale P	Date o		Total		Improvements		Land
001 0000	10025	0 1	00		4371		/alue	of Sale Assessed Value	Date of	
a Blk Parcel	Subdiv Area	ğ	Sect	Twn Rng	GeoCde T		1	151	500	000135500
	mber	Parcel Number	I			Useability & Code#	Useabilit	Sale Number		Location ID
Unified:	U	ated:	Affiliated:	91-0002	Base: 91-	5/25/2023	5/2	1083	2023	91
	ict Code	School District Code	Sch			Sale Date	Sz	Page	Book	Cnty No.

Real Estate Transfer Statement Some of the diled with the Register of Deeds. Read instructions on reverse side.

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

572 FORM

\$ (531) 229 Phone Numb 5-30 Date For Dept. Us	t it is, to the best of my knowledge and	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)
(11) and Twelve (12), aska	Grantee (9), T	221 South Seward Street, Red Cloud, NE 68970 Gram Isa No address assigned 18b Vacant Isad 20 Legal Description (Attach additional pages, if needed.) Lots Five (5), Six (6), Seven (7), Eight (8), Nine Block Ten (10), Railroad Addition to Red Cloud 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed
other	rship, or LLC Self andchild Solf Spouse Spouse Step-parent ar Step	Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse Le of the real property? current parcel of land?
Ustee ty Transfer on Death Trustee to Benefinity Iract Other (Explain) Advisouse me use? (If No. state the intended use.)	Iltract/Memo	Type of Deed Conservator Distribution Bill of Sale Corrective Easement Easement Easement Cemetery Death Certificate – Transfer on Death Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Auction Easement Exchange) by buyer or seller? Auction Easement Giff Exchange Was ownership transferred in full? (If No, explain the division.) Was the transfer between relatives or if to a trustee are the trustor and beneficiant.
State Assessed Mobile Home	(B) Property is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Exe	7 Property Classification Number. Check one box in categories A and B. Check C if p (A) Status C Improved Single Family Industrial Indus
tie Zip Code 68970	City NE Red Cloud Red Cloud Real Address It Yes, is the grantee a 501 (c)(3) organized a 501 (c)(3) organized a 501 (c)(3) organized a 509 (a) Email Address NA	South Seward Street State Cloud NE State 68970 1229-7383 Address
4 Date of Deed Mo	3 Date of Sale/Transfer Mo. 5 Day 3 6 Grantee's Name, Add Grantee's Name (Buyer) Heather Renee F Street or Other Mailing A 221 South Sewan	2 County WEBSTER - 91 nd Telephone (Pleas n fka Espinoza
er. 521	 Read instructions on reverse side. tachment and identify the applicable item number. ment is signed and items 1-25 are accurately completed. 	Good Life. Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately com

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Way A.D., 20,33, at 11:17 o'clock 40M. Recorded in Book 3033 on Page 1004 County Clerk 10,000 Comp Assessor Carded Corded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
STAMP TAX
STAMP TAX
By 30-23

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

QUITCLAIM DEED

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

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 Way 30 , 2023.

STATE OF NEBRASKA Heather Renee Reiman ss. David Lee Reiman

COUNTY OF WEBSTER

couple. by Heather Renee Reiman, formerly Heather Renee Espinoza and David Lee Reiman, a married The foregoing instrument was acknowledged before me on M_{eq}

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

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti											
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poor	□ Very Good	(50)						Excellent		(60)	One Story Duplex	(304) 🗆 On
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řě	☐ Average	e (30)	Above Average	□ Abov	(30) [Good	(40) 🗆 (74	Split Level	(308) 🗆 Spl
Worn	□ Badly Worn	(20)	age	□ Average	(20) [Average	(30) 🛣 🟒	<u></u>	1 1/2 Story	(307) 🗆 11
Out	☐ Worn Out	(10)		□ Low	(10) [Fair	(20) U I	(2	Two Story	(302) 🗆 Tw
	Condition:	Соп		ank:	Cost Rank:			Low	(10) 🗆 I	(1	One Story	(301) 🗆 On
			Frame	□ Pole Frame	9			Quality: 30	Residential Quality:	Re	Townhouse or Duplex Style:	Townhouse o
		nd Walls	Metal Frame and Walls	□ Metal	(3)						leI	(106) □ Other
	Walls	Wood or Steel Framed Ext. Walls	d or Steel	□ W00	(4)			Excellent	(60) II I	(6	Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls	□ Maso	(3)			Very Good	(50) 🗆 1	(5	1 1/2 Story	(104) 🗆 11
		Reinforced Concrete Frame	forced Cor	□ Reinf	(2)			Good	(40) 🗆 ((4	Split Level	(103) 🗆 Spi
	rame	Fireproof Structural Steel Frame	roof Struc	□ Firep	Ξ [Average	(30) 🗆 ,	3	Two Story	(102) 🗆 Tw
		on Class:	Commercial Construction Class:	ercial Co	Comm			Badly Worn	(20) E I	(2	One Story	(101) E On
	Other2:	erl:	Other1:	7.7	Primary:			Worn Out	(10)	(1	Mobile Home	(100) □ Mc
		Code:	Commercial Occupancy Code:	ercial O	Comm			Residential Condition: 20	sidential		١	Single Family Style:
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				. Ft. :	Floor Sq. Ft. :		894	∞	Floor Sq. Ft. :	_		
				Construction Date:	Construc		90)ate: 1890	Construction Date:		Constr	
			ments.:	Multiple. Improvements. :	Multiple			Multiple. Improvements. :	ltiple. Impr	-	Multiple Improvements:	-
	al	Commercia						Residential	-			
F) 2	E) 6	D) 1) 1	S	01	В)	A) 1			CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pro	Status	32,180		27,870	,310	4
	on Code	Date of Sale Property Classification Code	roperty (Sale Pı	ate of		and the same of th	Total		Improvements		Land
0000	010	10065	0 1	00			4491		alue	Date of Sale Assessed Value	Date of Sa	
Parcel	Area Blk	Subdiv Aı	Qrt	Sect	Rng	Twn	GeoCde	05	4	152		000155100
		umber	Parcel Number	P				Useability & Code#	Useabilit	Sale Number		Location ID
	Unified:	J	±ted:	Affiliated:	002	91-0002	Base:	5/30/2023	5/3	1084	2023	91
		School District Code	ool Distr	Sch				Sale Date	Sz	Page	Book	Cnty No.