Residential & Commercial Sales Worksheet

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□ Very Good		(5						Excellent	(60)		One Story Duplex	(304) □ ○
□ Good	(40) E	(4	,	High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 2
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	ial	Commerci						Residential				
6 F) 2	E)	D) 1	1	(C)	01	В)	A) 1		(I	ле нігт (вн)	ocation: BLUE	Assessor Location:
City Size Parcel Size	Ω	Location	Zoning		Property Type	Pro	Status	61,990		57,455	4,535	
1 Code	tion	Date of Sale Property Classification Code	operty	Sale Pr	ate of S	D		Total		Improvements		Land
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a Blk Parcel	Area	Subdiv	Qrt	Sect	Rug	Twn	GeoCde		1	153	500	000325500
		umber	Parcel Number	P.				Useability & Code#	Useabil	Sale Number		Location ID
Unified:	Uni		ted:	Affiliated:	74	91-0074	Base: 9	6/1/2023	.6,	1094	2023	91
		School District Code	ol Dist	Scho				Sale Date		Page	Book	Cnty No.

Nebraska Department of Revenue Form No. 95-259-2008 10-2026 Rav. Supersedes 96-269-2008 Rev. 6-2019 Control of this document for your records. Grantee - Refain a copy of this document for your records.	26 Date Deed Recorded Mo. 6 Day 1 Yr. 33 \$ 126.00	Register of Deeds' Use Only	nere Signature of Granties or Authorized Representative	Print or Type Name of Grantee or Authorized Representative	correct, and that I am duly authorized to sign this statement. Friedrich L. Gosda. Member	25 If this transfer is exampt from the documentary stamp tax, list the examption number Under penalties of law, I declare that I have examined this statement and the	23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	Lots 5 and 6, Block 6, Sweezy's Addition to Blue Hill, Webster County, Nebraska. 21 if agricultural, list total number of acres	20 Legal Description	18a No address assigned 18b Vacant Land	18 Address of Property 605 South Ash Street Blue Hill, NE 68930	16 Does this conveyance divide a current parcel of land? Yes X No	14 What is the current market value of the real property? \$56,000.00		are the trustor ar ce or Nephew	11 Was ownership transferred in full? (If No, explain the division.)	9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? Buyer Seller No 10 Type of Transfer Distribution Fore Seller On Easement Office Court Decree Exchange Office	Type of Deed Conservator Distribution Conservator Death Corrective Easement Cometery Death Certificate - Transfer on Death Executor	Improved Single Family Industrial Industrial Agricultural Industrial Recreational Recreational Industrial Industria	ne box in categories A and B. Check	mail Address WA	Telephone Number (925) 421-8837	City State Zip Code Blue Hill NE 68930	Street or Other Mailing Address 505 West Lancaster Street	Grantor's Name (Seller) Jeanette Price	Name, Address, and Telepho	1 County Name 2 County Number Webster 91		Special 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). Comment for your records.	23, Pa 1094	s' Use Only For Dept. Use Only	Grantee 06-01-2023 Title Date	Phone Number	correct, and that I am duly authorized to sign this statement. Friedrich L. Gosda, Member	mber and that it is, to the best of my knowledge and belief, true, complete, and	dollar amount and attach itemized list.) 23 \$ 56,000 00	22 \$ 56,000 00	Nebraska.			19 Name and Address of Person to Whom Tax Statement Should be Sent Same as #6	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☐ No \$	Parents and Child Step-parent and Step-child	nd beneficiary relatives? (If Yes, check the appropriate box.) ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Conditional Condition	12 Was real estate purchased for same use? (If No, state the intended use.) Yes X No	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate X Sale Grantor Trust Partition Satisfaction of Contract Other (Explain)	Land Contract/Memo	Mirreral Interests-Nonproducing State Assessed Mobile Home Mirreral Interests-Producing Exempt	(B) Property Type (C)		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	82 %	Street or Other Mailing Address 2504 Stagecoach Road	Grantee's Name (Buyer) Gosda Investments, LLC a Nebraska Limited Liability Company	ee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer 4 Date of Deed Mo. 06 Day 01 Yr. 2023 Mo. 05 Day 24 Yr. 2023	The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed.	RINSTER Statement 157 FORM Instructions on reverse side. 11 and identify the applicable item number. 521	رتر س -

,arded	Ssessor	ndex Ombuter

NEBRASKA DOCUMENTARY STAMP TAX

126.00 Date: 06/01/23 By AS

Bk 2023, Pg 1094

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 01 day of June A.D., 2023, at 11:44 o'clock AM. Recorded in Book 2023 on Page 1094

Fee: \$10.00 By: AS Electronically Recorded Deputy County Clerk

WARRANTY DEED

Jeanette Price, a single person, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Gosda Investments, LLC a Nebraska Limited Liability Company, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 5 and 6, Block 6, Sweezy's Addition to Blue Hill, Webster County, Nebraska.

GRANTOR covenant with GRANTEE that GRANTOR:

- Ξ is lawfully seized of such real estate and that it is encumbrances, liens, easements and restrictions of record; 8 4 4 from encumbrances, except
- \mathfrak{G} has legal power and lawful authority to convey the same; and
- \odot warrants and will defend title to the real estate against the lawful claims of all persons. 2023

nette Price

COUNTY OF STATE OF Webster &braska SS.

> NOSEY N. HADEN April 25, 2027.

by Jeanette Price, a single person. The foregoing instrument was acknowledged before me this 240 day of

GI0003616

Notary Publi

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti											
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rood	□ Very Good	(50)						Excellent	(60) 🗆		One Story Duplex	(304) 🗆 On
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Wom	□ Badly Worn	(20)	ë	Average	(20)			Average	(30) 🗆		1 1/2 Story	(307) 🗆 11
Out	□ Worn Out	(10)		Low	(10)	_		Fair	(20) 🗷		Two Story	(302) □ Tw
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		1g Walls	Masonry Bearing Walls		(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11
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	ame	Fireproof Structural Steel Frame	of Struct	Firepro	Ξ 🗆			Average	(30)		Two Story	(102) 🗆 Tw
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	on Code	Classification Code	perty (Date of Sale Property	ate of S	D		Total		Improvements		Land
0000	013	10020	0 1	00			4371	*	Value	Date of Sale Assessed Value	Date of	
Parcel	Area Blk	Subdiv Aı	P. Q.	Sect	Rng	Twn	GeoCde		1	154	700	000127700
	:	ımber	Parcel Number	$\mathbf{P}_{\mathbf{z}}$				Useability & Code#	Useabil	Sale Number		Location ID
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		School District Code	ol Distr	Scho				Sale Date		Page	Book	Cnty No.

3599D NEBRASKA Good Life, Great Service. Real Estate Transfer Statement To be filed with the Register of Deeds. Read instructions on reverse side

FORM **521**

Grantor's Name (Seller) Grantor's Name (Seller) Denziel Tavenner and Denziel Van Tavenner, JR Grantor's Name (Buyer) Grantee's Name (Buyer) Michael Funaro
Construction Address to the Construction of th

State of Nebraska Ss. County of Webster

Abbey o'clock D.M. Recorded in Book 2023 on Page 1095 Entered on the numerical index and filed for record in the Clerk's office of said county this 5 days of 100 a. A.D., 20 33, at 3:08 Horig County Clerk

Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX By 16

WARRANTY DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): is hereby acknowledged, conveys to Michael Funaro, a single person, GRANTEES, the GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which Denziel Tavenner, a single person, and Denziel Van Tavenner, Jr., a single person,

Lots One (1), Two (2), Three (3) and Four (4), Block Thirteen (13), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

since taking ownership of the above described real estate on October Denziel Tavenner and Denziel Van Tavenner, Jr. have both been single 10, 2001.

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 June 2, 2023

Denziel Tavenner PER

Denziel Van Tavenner, Jr

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Denziel Tavenner, a single person, and Denziel Van Tavenner, Jr., a single person The foregoing instrument was acknowledged before me on June 2, 2023, by

Comm. expires

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date	Date				Scho	ol Distr	School District Code			
91	2023	1096		6/2/2023	2023	Base: 91	91-0002		Affiliated:	ted:		Unified:	ied:	
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	Date of	Date of Sale Assessed Value	Value	-		4371			00	0	10020		013	0000
Land	T.	Improvements		Total	ลไ		Da	te of S	ale Pı	operty	Date of Sale Property Classification Code	tion (ode	
1,	640	7,960			9,600	Status	Prop	Property Type		Zoning	Location	City	City Size	Parcel Size
Assessor Location:	ation: RED	CLOUD (RC)	G			A) 1	В)	01	(3)	1	D) 1	Ð	6	F) 2
				-	Residential						Commercial	ial		
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Single Family Style:			Residential Condition:	tial Cor	ndition:		C	ommer	cial O	Commercial Occupancy Code:	Code:			
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(101) 🗆 One	One Story		(20)		Badly Worn		0	ommer	cial C	onstructi	Commercial Construction Class:			
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(103) □ Split	Split Level		(40)	Good	Ā			(2)		orced Cc	Reinforced Concrete Frame	le l		
(104) 🗆 1 1/2	1 1/2 Story	1	(50)		Very Good			(3)		лгу Веаг	Masomy Bearing Walls			
(111) □ Bi-Level	evel		(60)		Excellent			(4)	1	d or Steel	Wood or Steel Framed Ext.	t. Walls	 s	
(106) □ Other	H							(5)	Meta	l Frame a	Metal Frame and Walls			
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(301) 🗆 One	One Story		(10)	Low	1		0	Cost Rank:	F:		C	Condition:)II:	
(302) 🗆 Two	Two Story		(20)	Fair				(10)	Low		12	(10)	□ Worn Out	Out
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(308) □ Split	Split Level		(40)	Good	ď			(30)	Abov	Above Average	e (30)	9		ře
(309) 🗆 21/2	2 1/2 Story		(50)		Very Good			(40)	High		(40)	0)	Good	
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(305) □ Two	Two Story Duplex	×									(60	9	Excellent	int
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46 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	BY 2023, Pg 1046 Authorized by Neb. Rev	Mo. K. Department of Revenue Form No. 96-269-2008 10-2020 Rev Supersedes 96-268-2008 Rev 6-2019
	7	Deed Recorded 27 Value of Stamp or Exempt Number
For Dept. Use Only		
Date	Title	here Signature of Grantee or Authorized Representative
Phone Number 6/2/2023	Grantee	Sign walle of circline of circline of Authorized Representative
(414) 839-7943		Denziel Van Tavenner Birth of Tap Name of Conference of Sign this statement.
plete, and	number 5a	25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is,
oolo	24	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	23	Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
0.00	22 8	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
Addition to	Block Thirteen (13), Smith & Moore's Addition to	Lots Eighteen (18), Nineteen (19), and Twenty (20), the City of Red Cloud, 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 Grantee	930 North Elm Street, Red Cloud, NE 68970
(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 Vo	Yes No
and interest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and in Yes	1 #
	Step-parent and Step-child	Ex-spouse
	Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse	Aunt or Uncle to Niece or Nephew Brothers and Sisters
	and beneficiary relatives? (If Yes, check the appropriate box.)	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.
? (If No, state the intended use.)	12 Was real estate purchased for same use	hip transferred in full? (If No, explain the division.)
Transfer on Death Trustee to Beneficiary	Irrevocable Trust Revocable Trust Life Estate Sale	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer
Omer	Personal Rep. Trust/Trustee Quit Claim Warranty	Bill of Sale
		Time fined Commercial Recreational
Mobile Home	Mineral Interests-Producing State Assessed State As	Multi-Family Agricultural
(C)		
	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.
ā	Email Address NA	Email Address
\top	er Is the grantee a 5	Phone Number
Zip Code 65652	City State State MO	City State Zip Code
	Street or Other Mailing Address 428 Meadowlard Road	Street or Other Mailing Address see attached
	Grantee's Name (Buyer) Denziel Van Tavenner	Grantor's Name (Seller) DenzielTavenner and Denziel Van Tavenner
	tee's Name, Address, and Telephone (Please Pri	5 Grantor's Name, Address, and Telephone (Please Print)
) Yr. 23	3 Date of Sale/Transfer 4 Date of Deed Mo. 6 Day 2 Yr. 23 Mo. 6 Day	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.	• To be filed with the Register of Deeds. • Re • Repartment of REVENUE • If additional space is needed, add an attach
FORM	ransfer Statement 155	

Denziel Tavenner
941 North Locust Street 40 N Cho My Mot. (144
Red Cloud, NE 68970
4022877081

Denziel Van Tavenner, Jr. 428 Meadowlark Road Fordland, MO 65652 414 839-7943

State of Nebraska Ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of 120 A.D., 20 23, at 2!13 o'clock D.M. Recorded in Book 253 on Page 109(6-1097)

Pope A

Rocie

County Clerk

Comp.

Assessor.

Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-5-23

\$Exampt #5 By 140

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

CORRECTIVE QUITCLAIM DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): Grantors, in consideration love and affection, conveys to Grantee, Denziel Van Tavenner, the Denziel Tavenner, a single person; and Denziel Van Tavenner, a single person, father and son,

Addition to the City of Red Cloud, Webster County, Nebraska Lots Eighteen (18), Nineteen (19) and Twenty (20), Block Thirteen (13), Smith and Moore's

Corrects the Quitclaim Deed recorded November 14, 2022 in Book 2022, Page 2875

Executed Juve 2nd, 2023.

Denziel Tavenner

Denziel Van Tavenner

STATE OF NEBRASKA

COUNTY OF WEBSTER

)) ss.)

by Denziel Tavenner, a single person. The foregoing instrument was acknowledged before me on

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

Notary Public

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COUNTY OF WEBSTER

) ss.

The foregoing instrument was acknowledged before me on by Denziel Van Tavenner, a single person, June 2 nd, 2023

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

Notary Public

Residential & Commercial Sales Worksheet

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		ng Walls	Masonry Bearing Walls	□ Maso	(3)		Very Good	(50)		1 1/2 Story	(104) 🗷 11
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	ame	Fireproof Structural Steel Frame	roof Struc	□ Firep	Ξ		Average	(30)		Two Story	(102) 🗆 Tw
		n Class:	Commercial Construction Class:	ercial C	Comm		Badly Worn	(20)		One Story	(101) 🗆 On
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		Code:	Commercial Occupancy Code:	ercial O	Comm		Residential Condition: 10	Residenti			Single Family Style:
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			ments. :	Multiple. Improvements. :	Multiple		Multiple. Improvements.:	vfultiple. In	Multiple Improvements: 1	Multiple Im	
		Commercial	(Residential				
F) 2	E) 6	D) 1	<u> </u>	G	01	A) 1 B)	<u> </u>	2)	CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Status F	7,980		5,795	,185	2,
	n Code	Date of Sale Property Classification Code	roperty (Sale Pı	Date of		Total		Improvements	Im	Land
0000	002	10105	0 1	00		4491		Value	Date of Sale Assessed Value	Date of S	
Parcel	Area Blk	Subdiv Ar	Qrt	Sect	ı Ring	GeoCde Twn		1	156		000164500
		mber	Parcel Number	P			Useability & Code #	Useabi	Sale Number		Location ID
	Unified:	Γ	ited:	Affiliated:	002	Base: 91-0002	6/5/2023	<u></u>	1099	2023	91
		School District Code	ool Distr	Sch			Sale Date		Page	Book	Cnty No.

Real Estate 1	ransfer Statement	FORM FORM
• If additional space is needed, add an attachment and identify the applicable item number.	 Head instructions on reverse side. tachment and identify the applicable item num 	nber.
1 County Name 2 County Number 3 Date of Sale/Transfer	1-25 are accura	
WEBSTER - 91	Mo. 6 Day 5 Yr. 2023 Mo. 6 D.	Mo. 6 Day 5 Yr. 2023
Grantor's Name (Seller) Mary Jo A. Houser aka Mary A. Parish	Grantee's Name (Buyer) Bruce Sundling	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Street or Other Mailing Address Street or Other Mailing Address	
Superior State Superior NE State 68978	Red Cloud	Zip Co
Phone Nymber 457-7226	0318	Is the grantee a 501(c)(3) organization? Yes No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type	C if property is also a mobile home. (B) Property Type	(C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Androuthural	ts-Nonproducing	State Assessed Mobile Home
Commercial		XX III
8 Type of Deed Conservator Distribution Land C Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Mineral	ontract/Memo Partition Personal Rep. Quit Claim	Sheriff Other Trust/Trustee Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure	☐ Transfer on Death ☐ Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for	same use? (If No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, Yes ✓No Aunt or Uncle to Niece or Nephew Tamily Corp. Partnership, or	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp. Partnership or LLC Self	Other
Exspouse Grandparents and Grandchild	ind Grandchild Spouse Step-parent and Step-child	hild
	15 Was the mortgage assumed? (If Yes, state the	state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No	title company? (If Yes, include the name so Southern Title, LLC No
Red Cloud, NE 68970 18a No address assigned 18b Vacant land	19 Name and Address of Person to Whom the Tax Statem Grantee	x Statement Should be Sent
20 Legal Description (Attach additional pages, if needed.) Lots Five (5), Six (6), Seven (7) and Eight (8), Block Cloud, Webster County, Nebraska	Eight (8), Block Two (2), Platt's First Addition to th	to the City of Red
22 Total purchase price, including any liabilities assumed		9,000,00
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)		23 \$ 9,000.00
Correct, and that I am duly authorized to sign this statement and that it statement and that it statement and that it statement. Simplifying	t it is, to the best of my knowledge	and belief, true, complete, and
uthquized Representative	Grantee	Phone Number 6/5/2023
	Title	Date
Deed Recorded 27 Value of Stam	Recording Data	For Dept. Use Only
Yr. R	ST SOST TO ICH	orized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

on Page Hindry o'clock A of June Clerk's office of said county this La Entered on the numerical index and filed for record in the e of said county this lo day
A.D., 20 23, at 9:13
M. Recorded in Book 2223 ₹ Hacig County Clerk

NEBRASKA DOCUMENTARY STAMP TAX te 6.6.33 Ву

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

10.00

Comp

Assessor_

LO Deputy Carded

WARRANTY DEED

conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): DOLLAR (\$1.00) and other valuable consideration received from Grantee, Bruce Sundling, Mary Jo A. Houser, formerly Mary A. Parish, a single person, Grantor, in consideration of ONE

Red Cloud, Webster County, Nebraska Lots Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Platt's First Addition to the City of

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

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

Executed 2023.

STATE OF NEBRASKA SS

Mary Jo'A. Houser, formerly Mary A. Parish

COUNTY OF CLAY

by Mary Jo A. Houser, formerly Mary A. Parish, a single person. The foregoing instrument was acknowledged before me on

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

Notary Public

2023

Agricultural Land Sales Worksheet

(Continue on back)	(Conti										
										400	002307400
				nts:	Comments:					from	Comments from
					NEPHEW	& NEP	TO NIECE	UNCLE	Assessor Comments and Reason for Adjustment: QCD; SALE BETWEEN AUNT & UNCLE	SALE BET	Assessor C QCD; S
		⁷ alue:	Total Recapture Value:	otal Re	T		-):	ice (+ or	Assessor's Adjustment to Sale Price (+ or -):	s Adjust	Assessor'
		2.980	2	TOTAL	Non-AG 1	No				Outbuildings	Ou
				Other						Dwellings	
				Recreation	æ						
				Home Sites	Ħ.					1 D	
				Farm Sites	Ħ					4D1	
		2.980	2	Roads						3D	
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				Other		:				2D	
				Waste						2D1	
				Accretion						1D	
				Shelterbelt/Timber	Shelterbe					D 1D1	DRYLAND
				4G						4A	
				4G1						4A1	
		-		3G						3A	
5,095		3.640	3	3G1						3A1	
				2G						2A	
21,195		5.140	15.	2G1						2A1	
46,860		33.470	33	16						1A	
35,055		25.040	25	ND 1G1	GRASSLAND	Gł				ED 1A1	IRRIGATED
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F) 9	E) 0	D) 3	c) 5	05	В)	A) 2			Irrigation Type:	I	
Parcel Size	City Size	Location	Zoning	Property Type	Prop	Status	116,310			5,310	116,
	on Code	Classification Code	Date of Sale Property	ate of Sale	D,		Total		Improvements		Land
0000	1 000	00000	2	12 13	2	4369		Value	Date of Sale Assessed Value	Dat	
Parcel	Area Blk	Subdiv A	Sect Ont	Rng Se	Twn	GeoCde		4	157	400	002307400
		ımber	Parcel Number				Useability & Code #	Useabilit	Sale Number	пШ	Location ID
	Unified:		Affiliated:		01-0123	Base:	12/28/2021	12/3	3 1108	2023	91
		rict Code	School District Code	80			Sale Date	Sa	c Page	Book	Cnty No.
						(

Mo. 10 Day 1 Yr. 2010 \$ 24. Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 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? 18a V No address assigned 18 Address of Property 14 What is the current market value of the real property? 26 Date Deed Recorded here 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 5 Grantor's Name, Address, and Telephone (Please Print) NEBRASKA 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 a Good Life. Great Service. 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. Nelson Street or Other Mailing Address PO Box 272 Grantor's Name (Seller) Bradley Worman et al Email Address 7hone Number (402) 621-0105 \$11,000 See Attached County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status ₹ Yes mproved Unimproved DEPARTMENT OF REVENUE ownership transferred in full? (If No, explain the division.) Buyer Cemetery Bill of Sale Signatur Print or Type Under penalties of law, Neclary 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 the statement Charles to be stored to the statement of the statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized the sign the statement of the statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized 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 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 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 the sign that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct and the statement and that it is, to the best of my knowledge and belief, true, complete, and correct and the statement and No (If Yes, enter dollar amount and attach itemized list) (see instructions) S S Seller 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. Grantee or Authorized Representative Commercial Multi-Family Single Family Aunt or Uncle to Niece or Nephew **S** 2023 Brothers and Sisters WEBSTER - 91 ☐ Ex-spouse e 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. 18b Vacant land 10 Type of Transfer Value of Stamp or Exempt Number \$ 24.15 County Number Auction r Authorized Representative Court Decree Zian Real Estate Transfer Statement ✓ Agricultural Register of Deed's Use Only Industrial Recreational Exchange Distribution] Easement Executor Distribution Easement Family Corp., Partnership, or LLC 4 Parents and Child ☐ Grandparents and Grandchild d Z 68961 5.95 ₹ 9 Grantor Trust Foreclosure Land Contract/Memo Mineral Lease (B) Property Type THA Title Bladen 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 3 Date of Sale/Transfer 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address PO Box 183 6 Grantee's Name, Address, and Telephone (Please Print) 28 Recording Date Email Address Phone Number Grantee's Name (Buyer) Charles Lovejoy and Linda Lovesjoy Mineral Interests-Producing Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) K 2023 Yes Partition Irrevocable Trust Revocable Trust Life Estate Day _ **⊠** ✓ Quit Claim Partition 28 Yr. Personal Rep. Pa 1108 Grantee Step-parent and Step-child Spouse Self €9 Satisfaction of Contract Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2021 Sheriff Warranty 4 Date of Deed Mo. 12 Day State Assessed Exempt Trust/Trustee ☐ Yes 100 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Ŋ 23 Z 많 €₽ 60 Other (Explain) Trustee to Beneficiary Transfer on Death Other Phone Number 28 For Dept. Use Only 5 ≾ 521 FORM Mobile Home Yes 225 \odot 2021 68928 90 0.00 N N % \$ 8 8 8 1257

distance of 2633.12 feet to the point of beginning containing 5.95 acres, more feet to the northeast corner of the south half of said Northwest Quarter; thence \$88050'38"W, on the north line of the south half of said Northwest Quarter, a of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska being described as follows: Northwest Quarter; thence N00o56'25"W, on said east line a distance of 125.00 Quarter, this being the point of beginning; thence S01o28'25"E, on the West line of the south half of said Northwest Quarter a distance of 72.00 feet; thence A tract of land located in the South Half of the Northwest Quarter (S½NW¾) N89o59′51″E, a distance of 2632.78 feet to the east line of the south half of said Commencing at the northwest corner of the south half of said Northwest

State of Nebraska \$55.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this. The day of Nume A.D., 2023, at 10:55 o'clock h. M. Recorded in Book 2013 on Page 1108-1109 Abhry + Homo County Clerk Gt Deputy



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

Comp_

Assessor_

Carded.

QUITCLAIM DEED

Rev. Stat. §76-201): tenants with rights of survivorship the following described real estate (as defined in Neb. CHARLES LOVEJOY and LINDA LOVEJOY, Husband and Wife, to GRANTEE, as joint quitclaims, grants, bargains, sells, conveys, and confirms unto received from GRANTEF, good and valuable consideration, the receipt of which is hereby acknowledged, hereby DENNIS PIEL, Wife and Husband, GRANTOR, in consideration of One Dollar and other PEGGY METTER, AND RICK METTEER, Wife and Husband, and JANET PIEL AND AND JULIE WORMAN, Husband and Wife, PEGGY METTEER, ALSO KNOWN AS SUSAN LINDER AND GRANT LINDER, Wife and Husband, BRADLEY WORMAN

of beginning containing 5.95 acres, more or less. half of said Northwest Quarter, a distance of 2633.12 feet to the point Northwest Quarter; thence S88o50'38"W, on the north line of the south of 125.00 feet to the northeast corner of the south half of said Northwest Quarter; thence N00o56'25"W, on said east line a distance distance of 2632.78 feet to the east line of the south half of said Northwest Quarter a distance of 72.00 feet; thence N89o59'51"E, half of said Northwest Quarter, this being the point of beginning; thence S01o28'25"E, on the West line of the south half of said described as follows: Commencing at the northwest corner of the south Twelve (12) West of the 6th P.M., Webster County Nebraska being A tract of land located in the South Half of the Northwest Quarter (542NW44) of Section Thirteen (13), Township Two (2) North, Range

Executed: December 28, 2021

Bradley Worman Brokly

Pearing METTERA

Peggy Metteer Also known as Peggy Metter

Janet Piel

Grant Linder

Julie Worman culie

Rick Metteer

Dennis Piel

STATE OF NEBRASKA) ss. COUNTY OF NUCKOLLS) STATE OF NEBRASKA

The foregoing Quitclaim Deed was acknowledged before me on December 28, 2021 by Susan Linder and Grant Linder, Wife and Husband, Bradley Worman and Julie Worman, Husband and Wife, Peggy Metteer, also known as Peggy Metter, and Rick Metteer, Wife and Husband, and Janet Piel and Dennis Piel, Wife and Husband.

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

Motary Public
My commission expires Milly 12, 2025

Agricultural Land Sales Worksheet

13,840	0.000		Non-AG TOTAL	on-AG	7	006 'cT		C.Srm	Simmonno
	3		7		2	13 000		in or	- Climatino
			Other					lings	Dwellings
	-		Recreation						1 T
			Home Sites	H				40	
13,840	1.000	L	Farm Sites					4DI	
	4.000	4	Roads					3D	
793,325	155.000	155	AG LAND TOTAL	LAND	AG			3D1	
			Other					2D	
			Waste			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		2D1	
			Accretion			5,980	2.300	ID	
			Shelterbelt/Timber	Shelterb		5,200	2.000	IDI	DRYLAND
			4G					4A	
			4G1			417,665	83.700	4A1	
			3G					3A	
			3G1					3A1	
			2G					2A	
			2G1					2A1	
			1G			195,840	36.000	1A	
			AND 1G1	GRASSLAND	0	168,640	31.000	IAI	IRRIGATED
VALUE:	S:	ACRES:		LCG		VALUE:	ACRES:		LCG
E) 0 F) 8	D) 3	C) 5	05	В)	A) 1		Irrigation Type:	Irriga	
City Size Parcel Size	Location	Zoning	Property Type		Status	821,065	13,900	65	807,165
on Code	Classificati	Property	Date of Sale Property Classification Code	I		Total	Improvements	Im	Land
1 000 6136	00000	ω	9 18	2	4375	/alue	Date of Sale Assessed Value	Date of	
Area Blk Parcel	Subdiv A	Pr Pr	Rng Sect	e Twn	GeoCde	⊢	160		001108900
	umber	Parcel Number			- , - ; - ;	Useability & Code #	Sale Number	Sal	Location ID
Unified:		Affiliated:		65-0011	Base:	5/25/2023	1123	2023	91
	rict Code	School District Code	Sc			Sale Date	Page	Book	Cnty No.

	 1	_	r* -		·	_	 ç a		,	ir
			001108900	Comments from Comi				SURVIVORSHIP WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)				Comments:						Total Recapture Value:

1.00 NEBRASKA

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

NEBRASKA GOOD LIfe, Great Service. DEPARTMENT OF REVISION	Real Estate Tr To be filed with the Register of Deeds. If additional space is needed, add an at	Real Estate Transfer Statement (OD) 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
1 County Name	deed will not be recorded unless this statemen	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number	ed.
Webster	91	25 Yr. 2023	05 Day 25 Yr. 2023
5 Grantor's Name, Address, Grantor's Name (Seller) K & M Krueger Family Fam	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) K & M Krueger Family Farms C a Nebraska limited liability company	Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W Hoit and Patrick D Hoit	Print)
Street or Other Mailing Address 41 Sonja Drive		Street or Other Mailing Address 1815 Road L	
City Doniphan	State Zip Code NE 68832	City State Red Cloud NE	Zip Code 68970
Phone Number		ls the grantee a 501(c)	(3) organization? Yes No S09(a) foundation? Yes No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	
7 Property Classification Numi	7 Property Classification Number. Check one box in categories A and B. Check C if p	if property is also a mobile home.	
Marines Mari	Single Family Industrial Multi-Family X Agricultural	(B) Property type Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	ssed Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective	or Distribution Distribution Distribution	Land Contract/Memo ☐ Partition ☐ Sherriff Lease ☐ Personal Rep. ☐ Trust/Trustee	Other
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☑ Seller ☐ No	10 Type of Transfer Distribution Easement Eschange	re	☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) No No	full? (If No, explain the division.)	12 Was real estate purchased for same use? (If ☐ Yes ☐ No	e use? (If No, state the intended use.)
13 Was the transfer between rela	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☑ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child	eneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	ther
14 What is the current market value of the real property? \$1,750,050.00	ue of the real property?	15 Was the mortgage assumed? (If Yes, state the amount an Yes ⊠ No \$	mount and interest rate.) %
16 Does this conveyance divide a current parcel of land?	current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) X Yes Charter Title No	y? (If Yes, include the name r Title
18 Address of Property , NE		rick	ould be Sent
18a X No address assigned	18b 🛮 Vacant Land	Kra Cloud I WE	
20 Legal Description The Southwest Quarter (SW1/4) of 21 If agricultural, list total number of acres	/1/4) of Section 18, Township 2 North, Range 9	20 Legal Description The Southwest Quarter (SW1/4) of Section 18, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 1 No (if Yes, enter dollar amount and attack itemized lict.)	ar dollar amount and attach itemized list \ 22 \\$	1,790,050 00
24 Adjusted purchase price p25 If this transfer is exempt for	24 Adjusted purchase price paid for real estate (line 22 minus line 23)25 If this transfer is exempt from the documentary stamp tax, list the exemption number	number 24 \$	1.754.050.00
Under penalt correct, and that	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.	nd that it is, to the best of my knowledge and belief, true, complete, and	1
•	Rep	PI	402-469-0264 Phone Number
here Signature of Gra	of Grantee or Authorized Representative	Grantee or Authorized Representative M Title D	May 25 2023 Date
26 Date Deed Recorded	Register of Deeds' 27 Value of Stamp or Exempt Number	Use Only 28 Recording Data	For Dept. Use Only
Mo.		BL 2023 10123	1 55 75 714 77 477 (7)
represent of Kevenue		Authorized by Neb Rey Sta	10/ 2057 24 // 150 34 43

Second Addendum to Purchase Agreement

or as modification of those stated in the Agreement: The Seller and Buyer named in the Purchase Agreement, dated January 16, 2023, for the sale of the SW 18-2-9, Webster County, Nebraska, agree to the following terms in addition to

follows: The first sentence of Paragraph 4 of the Purchase Agreement shall be amended to read as

Price is paid herewith as shown by the receipt herein the following terms: an earnest money deposit of \$100,000.00 to be applied to the Purchase the real property and \$ The Purchase Price shall be allocated so that \$ Price and Financial Terms. Buyer agrees to pay \$1,790,050.00 as the Purchase 36,000.00 shall be applied to the personal property, on

TRUST, Seller MARIEL J. KRUEGER REVOCABLE MARIEL J. KRUEGER, Small Grain Bin Two (2) Irrigation Wells 2006 Valley Model 8000 9-Tower Pivot The itemization of personal property is as follows: TRUSTEE; DATED: Turn, Knit NERsakimokije, Buyer TRICK HOIT, Buyer atrick Hoit DocuSigned by: DocuSigned by: \$ 25,000.00 \$ 1,000.00 36,000.00 2/13/2023 2/15/2023

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 120 A.D., 2023, at 209 o'clock D.M. Recorded in Book 2023 on Page 1102 on Page 115 1233 Assessor Carded Syan County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date G-7-3
\$ 34 18.75 By 16

AFTER RECORDING RETURN TO: Charter Title & Escrow 747 N. Burlington Ave. Suite G 208 Hastings, NE. 68901

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT

K & M Krueger Family Farms, L.L.C., a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto GRANTEES

married
Terry W. Hoit, a married person and Patrick D. Hoit, a single person, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

P.M., Webster County, Nebraska. The Southwest Quarter (SW1/4) of Section 18, Township 2 North, Range 9 West of the 6th

and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. To have and hold above described premises together with all tenements, hereditaments

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 25 day of May, 2023.

K & M Krueger Family Farms, L.L.C., a Nebraska limited liability company

Mariel J. Krueger It's: Managing Member

STATE OF Nebraska COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 45_day of May, 2023 by Mariel J. Krueger, managing member of K & M Krueger Family Farms, L.L.C., a Nebraska limited liability company.

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti									
						,		000162700		000156300
					nents:	Comments:			s from	Comments from
							лашенс.	CORP WD	WD and	CORP
							e (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	r's Adjustm	Assesso
ent	☐ Excellent	(60)						X	Two Story Duplex	(305) 🗆 T
řood	□ Very Good	(50)					(60) □ Excellent		One Story Duplex	(304) 🗆 (
	□ Good	(40)			(40)		(50) Uery Good	(3	2 1/2 Story	(309) 🗆 2
ўe	☐ Average	(30)	Above Average		(30)		(40) Good	(2	Split Level	(308) □ §
Worn	★ Badly Worn	(20)	ўе	Average	(20) 🗷		(30) □ Average	0	1 1/2 Story	(307) 🗆 1
Out	□ Worn Out	(10)		Low	(10)		(20)	0	Two Story	(302) 🗆 1
	ndition: 20	Conc		ınk: 20	Cost Rank:		(10) □ Low	0	One Story	(301) 🗆 (
:			rame	□ Pole Frame	9 0		Residential Quality:		Townhouse or Duplex Style:	Townhouse
		d Walls	Metal Frame and Walls		(5) 🗆		-5446.		Other	(106) 🗆 (
	Walls	Wood or Steel Framed Ext. 1	or Steel I		(4) □		(60) Excellent	(6	Bi-Level	(111) 🗆 1
		g Walls	Masonry Bearing Walls		(3) 🗷		(50) Uery Good	0	1 1/2 Story	(104) 🗆]
		Reinforced Concrete Frame	rced Con		(2)		(40) Good		Split Level	(103) 🗆 🖇
	ame	Fireproof Structural Steel Frame	oof Struct	l Firepro	(1)		(30) □ Average	0	Two Story	(102) 🗆
		n Class: 3	Commercial Construction Class:	rcial Co	Comme		(20) Badly Worn	C	One Story	(101) 🗆 (
	Other2:	Other1: 344	Othe	471	Primary:	<u>.</u>	(10)		(100) Mobile Home	(100) 🗆 1
		Code:	Commercial Occupancy Code:	rcial Oc	Comme		Residential Condition:	R	nily Style:	Single Family Style:
		030	16,		Cost:		Cost:	Building Cost New: C	Bui	
		525		Ft. :	Floor Sq. Ft. :		Floor Sq. Ft. :	Floor: F1		
		1990		Construction Date:	Construct		Construction Date:	Construction Date: C	Co	
		2	nents.:	Multiple. Improvements. :	Multiple.		Multiple. Improvements. :	Multiple Improvements: M	Multiple	
		Commercial					Residential			
F) 4	E) 6	D) 1 I	ω	3	03	A) 1 B))	D CLOUD (RC)	Assessor Location: RED	Assessor
Parcel Size	City Size	Location	Zoning		Property Type	Status P.	157,925	148,065	9,860	
	n Code	Date of Sale Property Classification Code	operty (Sale Pro	Date of		Total	Improvements		Land
0000	001	10070	0 1	00		4491	alue	Date of Sale Assessed Value	Date o	
Parcel	Area Blk	Subdiv Ar	Qrt	Sect	ı Ring	GeoCde Twn	1	159	6300	000156300
		mber	Parcel Number	P			Useability & Code#	Sale Number		Location ID
	Unified:	τ	ted:	Affiliated:	002	Base: 91-0002	4/21/2022	1111	2023	91
		School District Code	ol Distr	Scho			Sale Date	Page	Book	Cnty No.

NEBRASKA| 39090

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

FORM **521**

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by Ne	tent of Revenue
	28 Recording Data で大くのいか 三	Mo. Le Day 11 Yr. 33 \$ 663.75
For Dept. Use Only	Only	
Date	Title	Nere Signature of Granteé of Mathorized Representative
JUNE 7, 2023	Attorney	sign Howall Muradi
(402) 746-3613		
, complete, and	nent and that it is, to the best of my knowledge and belief, true, complete, and	Under penalties of law, I declare that I baye examined this statement and that it is, correct, and that I am duly authorized to sign this statement
	on number	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
295,000 00	24 9	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	23	Yes Vo (if Yes, enter dollar amount and attach itemized list.) (see instructions).
295,000.00	22	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		(SEE ATTACHED LEGAL DESCRIPTION)
		18a No address assigned 18b Vacant land
nt Should be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS GRANTEE	20 N WEBSTER ST RED CLOUD, NEBRASKA
any? (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	□ Ses
and interest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$	14 What is the current market value of the real property?
	٦ -	
Other	heck the appropriate box.) LC Self	, are the trustor ce or Nephew
(If No, state the intended use.)	real estate purchased for same use? Yes No	was ownership transferred in full? (If No, explain the division.) Yes No
Trustee to Beneficiary Other (Explain)	Life Estate Sale Trust Partition Satisfaction of Contract	Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange
Transfer on Death	Irrevocable Trust Revocable	10 Type of Transfer Distribution
Other	Land Contract/Memo	8 lype of Deed Conservator Distribution Distribution Cemetery Death Certificate – Transfer on Death Executor
	ts-Producing	Unimproved Multi-Family Agricultural IOLL Commercial Recreational
	ts-Nonproducing	d Single Family Industrial
(C)	(B) Property Type	(A) Status
	N/A	N/A 7 Property Classification Number Check one box in categories A and R. Check C if property is also a mobile home.
foundation? Yes Wo	(402) /46-2251 If Yes, is the grantee a 509(a) foundation?	(4UZ) /46-4698 Emaji Address
Yes of	Red Cloud	Red Cloud NE 68970
Zin Code	546 N ELM ST	ANKLINST
	VP Holdings Nation Address	Street or Other Mailing Address
1t)	ss, and Telephone (Please Pri	5 Grantor's Name, Address, and Telephone (Please Print)
Day 07 Yr. 2023	Mo. 04 Day 21 Yr. 2022 Mo. 06	WEBSTER - 91
ed.	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. 	• To be filed with the Register of Deeds. • To be filed with the Register of Deeds. • If additional space is needed, add an atta

Nebraska by deed recorded September 7, 1951, in book 29, page 236, and by deeds recorded October 7, 1930, in book 22, page 449 and book 19, page 233 AND (24), both inclusive, Block One (1), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska, EXCEPT tracts conveyed to the State of The South Ten (10) feet of Lot Six (6) and all of Lots Seven (7) to Twenty-four

beginning. Part of Annex Lot Seventeen (17) to the City of Red Cloud, Webster County, feet to the North line of said Annex Lot 17, thence West 410 feet to the place of Annex Lot 17, thence South 124.4 feet, thence East 410 feet, thence North 124.4 Nebraska, described as follows: Commencing at the Northwest corner of said

Clerk's office of said county this day of Numer A.D., 2023, at lea 38 o'clock DM. Recorded in Book abad 3 on Page 111 county Clerk Dhou thous county Clerk lea Comp Assessor Carded Land Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-7-83
\$ 64 3.75 By 05

CORPORATION WARRANTY DEED

Holdings LLC, a Nebraska limited liability company, conveys to GRANTEE, the THOUSAND AND NO/100 DOLLARS (\$295,000.00) received from GRANTEE, VP following described real estate (as defined in Neb. Rev. Stat. 76-201): Nebraska, GRANTOR, in consideration of TWO HUNDRED NINETY-FIVE OMC, Inc., a Corporation organized and existing under the laws of the State of

recorded October 7, 1930, in book 22, page 449 and book 19, page 233 AND Nebraska by deed recorded September 7, 1951, in book 29, page 236, and by deeds Cloud, Webster County, Nebraska, EXCEPT tracts conveyed to the State of (24), both inclusive, Block One (1), Garber's Second Addition to the City of Red The South Ten (10) feet of Lot Six (6) and all of Lots Seven (7) to Twenty-four

beginning. feet to the North line of said Annex Lot 17, thence West 410 feet to the place of Nebraska, described as follows: Commencing at the Northwest corner of said Annex Lot 17, thence South 124.4 feet, thence East 410 feet, thence North 124.4 Part of Annex Lot Seventeen (17) to the City of Red Cloud, Webster County,

GRANTOR covenants with GRANTEE that GRANTOR:

- Ξ is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record, but subject to existing leases which Grantee assumes and agrees to perform;
- (2) has legal power and lawful authority to convey the same;(3) warrants and will defend title to the real estate against the
- warrants and will defend title to the real estate against the lawful claims of all

STATE OF NEBRASKA, COUNTY OF WEBSTER) Executed June ANSPRES! To come OMC. SPO. 2023 OMC, Inc Presider SS.

Meyer, President of OMC, Inc., a Nebraska Corporation, on behalf of the Corporation. The foregoing instrument was acknowledged before me on June 15% 2023, by Ronny

BHIBAL NOTATY - State of Nebraska
DAVID B. GARTWOOD

Ny Comm. Exp. December 2, 2026

Comm. expires: 1-2-203

Notary Public

Sale Date: 04/21/2022 Price: \$295,000.00 Legal Description: SOUTH 10' LOT 6 & ALL LOTS 7-24 BLOCK 1 GARBERS SECOND ADDITION RED CLOUD Additional Parcels: 000162700 Parcel ID: 000156300 **Buyer: VP HOLDINGS, LLC** WEE Seller: OMC INC Website: www.co.webster.ne.us Phone: (402) 746-2717 RED CLOUD, NE 68970 621 N ∪ EDAR **COUNTY ASSESSOR** Page: 1111

<u>Commercial</u>

Assessor's Office at (402)746-2717. determination of the use of this sale. valuations in please complete the following questionnaire. Revenue, County In accordance with Nebraska Revised (402)746-2715 Email webcoassr@hotmail.com are for. regarding real estate transactions in Webster required Webster County. The verification to furnish sales information to the Completing of accurate sales data is essential to establish State Statute 77-1327, You can mail, email or fax this back to the office. this We have specified in questionnaire will provide County. State of the Assessor's Office for Webster As Nebraska Department of front of a recent a solid seller/buyer, the questions whom real property base in FaX

included in the sale If yes, what was the (SELLER/BUYER) Was any personal property (equipment, (SELLER/BUYER) What was the total purchase price? yes, what was sale price? Yes X No the personal property involved price? X No Leager w/ ٠C> Green Blue Sty 170,000 - Buildin 125,000furniture, W inventory, /seros excursion Blue Sky machinery, 125,000 but not personal property

property that (SELLER/BUYER) was Ιf personal included propery was involved; what was the dollar amount of the in the purchase price? \mathcal{S} purchase price? personal

(BUYER) Will you continue If no, please explain ____ t 0 use this property for Commercial use? Yes No

past (SELLER) £1ve If this years? property produces income, what rent ha เง been charged for d iη each 0f

(SELLER)

How long was

the

property

do

the

market?

9 (SELLER/BUYER) Were any changes made building, additions yes, please explain to buildings, 8 C† the property either before or removal of building)? үеѕ X No after the sale (new roof

Family, If othe: (BUYER) other, please Newspaper (Seller) How did you explain Learn the property was Prior Knowledge, for 0 K sale? Other Circle one: Advertising, Broker/Realtor,

Sales, (Mutual If other, plea please Agreement, sale Set by price set Seller, ? Circle 0 Other one: Appraisal, Auction, Comparable, Neighborhood

Signature: Oldon (199) - Adam Volto Date: 67503 60 ildino
(SELLER/BUYER)Do you think this property sold for its full market value? X YesNo just that
(SELLER/BUYER) Did the sale price include the value of the business (Blue Sky)? $\frac{1}{2}$ Yes No If yes, what dollar amount was for the business (Blue Sky)? \$ $\frac{1}{2}$ $\frac{1}{$
(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Location, Type of Business, Buildings, Land, or Other If other, please explain
(BUYER) Do you own other property nearby, and if so did it influence the price you paid? Yes \times No If yes, please explain
(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property?Yes $\sum_{i=1}^{\infty} NO_i$ if yes, please explain
(SELLER/BUYER) Was the sale between family members?Yes X No If yes, please explain
(SELLER) Was the property made available to other potential purchasers?Yes _No If no, please explain:
(SELLER/BUYER) Did this sale involve a trade or exchange of property?Yes $\cancel{\times}$ No
(SELLER/BUYER? Was this a sale of a partial interest in the property?Yes \searrow No If yes, please explain
(SELLER) If appraised, what was the appraised value? \$
Seller: OMC INC Buyer: VP HOLDINGS, LLC Buyer: VP HOLDINGS, LLC Parcel ID: 000156300 Additional Parcels: 000162700 Book: 2023 Page: 1111 Sale Date: 04/21/2022 Price: \$295,000.00 Legal Description: SOUTH 10' LOT 6 & ALL LOTS 7-24 BLOCK 1 GARBERS SECOND ADDITION RED CLOUD
WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us

Agricultural Land Sales Worksheet

								-	
	2 080		TAT	Non-AC TOTAL	Non			<u> </u>	Outbuildings
,			Other					SS	Dwellings
			Recreation	Recr					
			Home Sites	Home		7,740	4.750	45	
			Farm Sites	Farm				4D1	4.
	3.980	(1)	Roads					3D	
306,435	5.510	156	TAL	AG LAND TOTAL	AG L			3D1	33
			Other			54,705	23.940	2D	
2,450	4.900	,	Waste					2D1	2
			Accretion	Acc		150,485	57.880	ID.	
			Timber	Shelterbelt/Timber	S			1D1	DRYLAND 1
			4G					4A	
			4G1					4A1	4
	į		3G					3A	
			3G1					3A1	S
			2G					2A	
17,710	12.650	1;	2G1					2A1	2
60,970	43.550	4:	1G					1A	
12,375	8.840) 1G1	GRASSLAND	GR			1A1	IRRIGATED 1
VALUE:	ES:	ACRES:		LCG		VALUE:	ACRES:		LCG
E) 0 F) 10	D) 3	C) 5	0.5	в) (A) 2		Irrigation Type:	Irrigat	
City Size Parcel Size	Location	Zoning	у Туре	Property Type	Status	306,435		5	306,435
ion Code	Date of Sale Property Classification Code	Property	of Sale	Date		Total	Improvements	ImI	Land
1 000 0000	00000	4	10 34	4	4133	Value	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv £	t Qrt	Rng Sect	Twn F	GeoCde	1	161		001718200
	umber	Parcel Number				Useability & Code #	Sale Number	Sale	Location ID
Unified:		Affiliated:		91-0074	Base: 9	6/7/2023	1124	2023	91
	School District Code	hool Dist	Sc			Sale Date	Page	Book	Cnty No.

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	onte.
001718200	
	(Continue on back)

NEBRASKA |

Real Estate Transfer Statement

6 FORM

11 Was ownership transferred in full? (If No, explain the division.) Yes No	Buyer Seller V No		9 Was transfer part of IRS like-	Cemetery Death Certifica	Bill of Sale Corrective	8 Type of Deed Conservator	☐ IOLL ☐ Commercia	Unimproved Multi-Family	Improved Single Family	(A) Status	7 Property Classification Number. Ch	Email Address n/a	Phone Number サウネー 469・ 0367	City Blue Hill	Street or Other Mailing Address P O Box 291	Grantor's Name (Seller) Norman W. Witte and Penny J. Witt	5 Grantor's Name, Address, and Telephone (Please Print)	WEBS ⁻	1 County Name	The deed v	Good Life, Great Service. • To I • If a	1
No, explain the division.)		Easement	10 Type of Transfer Distribution Fo	Death Certificate - Transfer on Death	☐ Easement ☐	Distribution	ial Recreational	nily Agricultural	mily Industrial		7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home			State Zip Code 68930		y J. Witt	hone (Please Print)	WEBSTER-91 ▼	2 County Number	The deed will not be recorded unless this statement is signed and items 1-25 are accurately complet	 To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 	1 10 011 110 0111
12 Was real estate purchased for same use'	Grantor Trust Partition Satisfact	Life Estate	Foreclosure Irrevocable Trust Revocable Trust	Mineral Quit Claim	Lease Personal Rep.	Land Contract/Memo Partition		Mineral Interests-Producing	Mineral Interests-Nonproducing	(B) Property Type	if property is also a mobile home.	Email Address n /a	Phone Number (402) 984-1050 If Yes, is the	0 City Lawrnce	Street or Other Mailing Address 110 South Minor	Grantee's Name (Buyer) Keith A. Faimon and Brittany M. Faimon	6 Grantee's Name, Address, and Telephone (Please Pri	Mo. 6 Day 7 Yr. 2023	3 Date of Sale/Transfer	ent is signed and items 1-25 are acc	 Read instructions on reverse side. ttachment and identify the applicable it 	
	Satisfaction of Contract Othe			Warranty	☐ Trust/Trustee	Sheriff O		Exempt	State Assessed				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation	State NE		y M. Faimon	ohone (Please Print)	. Mo. 6 Day	4 Date of Deed	urately completed.	em number.	•
(If No, state the intended use.)	Other (Explain)	Trustee to Beneficiary	Transfer on Death	,		Other			Mobile Home	(C)			anization? Yes VNo foundation? Yes	Zip Code 68957				Yr. 2023			521	!

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska 18a 🗸 No address assigned 18b Vacant land

Grantee

18 Address of Property
Ag Land

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

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

Step-parent and Step-child

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

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

Ex-spouse

\$688,000

Yes

S No

Aunt or Uncle to Niece or Nephew
Brothers and Sisters

Family Corp., Partnership, or LLC
Grandparents and Grandchild
Parents and Child

Spou

Other

Spouse

o'clock to Clerk's office of said county this_ Entered on the numerical index and filed for record in the Comp A.D., 20<u>23</u>, at <u>3'12</u>
M. Recorded in Book <u>2023</u> Sison Assessor County Clerk Carded (Deputy day

NEBRASKA DOCUMENTARY STAMP TAX te 4-7-2023 548.00 By

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

WARRANTY DEED

Norman W. Witte and Penny J. Witte, husband and wife, Grantors, in consideration of ONE common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): DOLLAR (\$1.00) and other valuable consideration received from Grantees, Keith A. Faimon and Brittany M. Faimon, a married couple, convey to Grantees, as joint tenants and not as tenants in

(10) West of the 6th P.M., Webster County, Nebraska The Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Four (4) North, Range Ten

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;
- @ 10 E warrant and will defend title to the real estate against the lawful claims of all persons.

Norman W. Witte Executed , 2023. Penny J. Witte

STATE OF NEBRASKA

COUNTY OF

Adams

The foregoing instrument was acknowledged before me on Norman W. Witte and Penny J. Witte, husband and wife.

6636

, 2023 by

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

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)											
										00	000128000
				ents:	Comments:					om.	Comments from
							RTY LLC	PROPE	W CTIX IC	WU; TRANSFER FROM CITY TO PROPERTY	WD; TRA
								ustment:	eason for Adj	Assessor Comments and Reason for Adjustment:	Assessor Co
							-):	:e (+ ог	to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
□ Excellent	(60)									Two Story Duplex	(305) 🗆 Two
□ Very Good	_						Excellent	(60) 🗆 E	(2)	One Story Duplex	(304) 🗆 One
	_		l High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21/
☐ Average	_	Above Average	Above	(30)			Good	(40) 🗆 🤇		Split Level	(308) □ Spli
	_	ge	l Average	(20)			Average	(30) 🗆 /	0	1 1/2 Story	(307) 🗆 11/
□ Worn Out	(10)		Low	(10)			Fair	(20) 🗆 F	0	Two Story	(302) 🗆 Two
ition:	Condition:		R:	Cost Rank:			Low	(10) E I		One Story	(301) 🗆 One
		rame	□ Pole Frame	(S) [Quality: 10	Residential Quality:	R	Townhouse or Duplex Style:	Townhouse or
	Walls	Metal Frame and Walls		(5) 🗆						eI	(106) □ Other
Walls	žt.	Wood or Steel Framed Ext.		(4)			Excellent	(60) 🗆 I		Bi-Level	(111) 🗆 Bi-I
	Walls	Masonry Bearing Walls		(3) 🗆			Very Good	(50)		1 1/2 Story	(104) 🗆 11/
	rete Frame	Reinforced Concrete Frame		(2) 🛘			Good	(40) 🗆 (Split Level	(103) 🗆 Spli
me	Fireproof Structural Steel Frame	oof Structu	1 Firepr	(1)			Average	(30) 🗆 2		Two Story	(102) □ Two
	Class:	Commercial Construction Class:	ercial Co	Comme			Badly Worn	(20) E I		One Story	(101) E One
Other2:	l:	Other1:	. 2	Primary:			Worn Out	(10)		Mobile Home	(100) Mo
	ode:	Commercial Occupancy Code:	ercial Oc	Commo			Residential Condition: 20	esidential		١	Single Family Style:
				Cost:		515	69,	Cost:	Building Cost New:	Buildin	
	:		. Ft. :	Floor Sq. Ft. :		700		Floor Sq. Ft. :	Floor: F		
			Construction Date:	Construc		75	Date: 1875	Construction Date:		Constr	
		nents. :	Multiple. Improvements. :	Multiple			ovements.:	Multiple. Improvements. :	-	Multiple Improvements:	
	Commercial	ς.					Residential				
) 6 F) 1	D) 1 E)	L	G	01	В)	A) 1		3)	CLOUD (RC)	RED	Assessor Location:
City Size Parcel Size	Location	Zoning		Property Type		Status	16,205		13,470	,735	2,
n Code	Date of Sale Property Classification Code	operty C	Sale Pr	Date of	I		Total		Improvements	Imp	Land
013 0000	10020	0 10	00			4371		⁷ alue	Date of Sale Assessed Value	Date of Sa	
ea Blk Parcel	Subdiv Area	Qrt s	Sect	Rng	Twn	GeoCde	12	4	163		000128000
	nber	Parcel Number	P				Useability & Code#	Useabili	Sale Number		Location ID
Unified:	u	ted:	Affiliated:	002	91-0002	Base:	6/14/2023	6/1	1165	2023	91
	t Code	School District Code	Scho				Sale Date	χ ₂	Page	Book	Cnty No.

NEBRASKA
Good Life Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. deed will not be recorded unless this statement is signed and items 1-25 are accurately com

FORM **521**

26 Date Deed Recorded Mo. 6 Day 14 Yr. 33 \$ £X0mp1 # Nebraska Department of Revenue	Register of Deed's Use O	Sign Signature of Graphee or Authorized Representative	empt from the documentary stamp tax, rempt from the documentary stamp tax, I declare that I have ex d that I am duly authorized to sign this state to Cracken	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 attached	18a No address assigned 18b Vacant land	18 Address of Property 934 N Elm St Red Cloud, NE 68970	Some this conveyance divide a current parcel of land? Yes No	\$9,220		, are the trustor and ce or Nephew	10 Type of Transfer	Bill of Sale Corrective Easement Certificate - Transfer on Death Executor	ed Conservator Distribution	✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Recreational	(A) Status (B) Property Type	Email Address	Phone Number (402) 746-2215	City State Red Cloud NE C68970	Street or Other Mailing Address 540 N Webster St	Grantor's Name (Seller) City of Red Cloud, Board of Public Trust	5 Grantor's Name, Address, and Telephone (Please Print)	T County Name 2 County Number WEBSTER - 91	
28 Recording Data BK 2013, P 1165 Authorized by Neb. Rev. Stat. 55, 76-214, 77-1327(2)	ā	Attorney C/14/93	If it is, to the best of my knowledge and belief, true, complete, a	,	22 \$ 3,000,00 instructions) 23 \$				19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Vo \$	Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Grantior Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)	Personal Rep. Trust/Trustee	Land Contract/Memo Partition Sheriff Other	☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Mineral Interests-Producing ☐ Exempt	(B) Property Type (C)	Email Address	-9674 Is the grantee a 501(c)(3) organization?	Red Cloud State State State 68	Street or Other Mailing Address 707 W 7th Ave	Grantee's Name (Buyer) Van Beber Properties, LLC	ee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer Mo. 12 Day 14 Yr. 33 Mo. 12 Day 14 Yr. 33	ייבט מוכ מכנמומ

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

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of 140. A.D., 202 3 at 11:31 o'clock 4.M. Recorded in Book 2023 On Page 1165/164 County Clerk
Deputy

Comp

Assessor

Carded

\$Exempt#2_By a NEBRASKA DOCUMENTARY
STAMP TAX
te 6-14-33

WARRANTY DEED

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Van Beber Properties, LLC, a Colorado limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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 June 14 _, 2023.

BOARD OF PUBLIC TRUST THE CITY OF RED CLOUD,

Kory McCracken, Chairman

Valda Phelps, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June $\frac{14}{4}$, 2023, by Kory McCracken, Chairman, and Valda Phelps, Secretary, on behalf of The City of Red Cloud, Board of Public Trust.

Comm. expires

GENERAL NOTARY - State of Nebraska
DANA L. SUTTERFIELD
My Comm. Exp. October 1, 2025

Notary Publik

RESOLUTION NO. 866

BE IT RESOLVED by the Mayor and Council of the City of Red Cloud, Nebraska:

of Red Cloud, Board of Public Trust will sell the following described real property: That pursuant to Red Cloud Code § 8-105(9) and Neb. Rev. Stat. § 17-503.01 The City

(17), Block Thirteen (13), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, a/k/a 934 N Elm St. Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen

- thousand dollars (\$5,000.00). That the fair market value of the real property described above is less than five
- not less than seven (7) days prior to the sale of the property. sale shall be posted in three (3) prominent places within the Municipality for a period of That after passage of this resolution directing the sale of the property, notice of such
- to execute all instruments that may be required to convey all right, title and interest of The City of Red Cloud, Board of Public Trust in said real property to the buyer and Grantee. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed

Passed and approved on June (2, 2023)

ATTEST:

THE CITY OF RED CLOUD, NEBRASKA

Weddy S

Mayor



Residential & Commercial Sales Worksheet

(Continue on back)	(Co										
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					nts:	Comments:				rom	Comments from
								TO PROPERTY LLC	1 1	TRANSFER FROM CITY	WD; TR
								stment:	1 7	mments and R	Assessor Co
				-			:	e (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Adjustmen	Assessor's
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Very Good	Uery Very	(50)))	(60)	One Story Duplex	
d) □ Good	(40)			(40)		:)) Very Good	(50)	2 1/2 Story	(309) 🗆 21
Average) \square Ave	(30)	Above Average	1	(30))) 🛘 Good	(40)	Split Level	(308) □ Spl
Badly Worn) 🗆 Bad	(20)		☐ Average	(20))) 🗷 Average	(30)	1 1/2 Story	(307) 🗆 11
Worn Out) 🗆 Wor	(10)		Low	(10))) 🗆 Fair	(20)	Two Story	(302) □ Tw
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		ıd Walls	Metal Frame and Walls		(5) 🗆					1er	(106) □ Other
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		ng Walls	Masonry Bearing Walls	1	(3))) 🗆 Very Good	(50)	1 1/2 Story	(104) 🗆 11
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			nents.:	Multiple. Improvements. :	Multiple.			Multiple. Improvements. :	Multiple Improvements: Mu	Multiple Im	
	-	Commercial						Residential			
F) 1	<u>Б</u>	D) 1		<u> </u>	11	В)	A) 1		CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pro	Status	2,160	1,065	1,095	Д.
	ion Code	Date of Sale Property Classification Code	operty (Sale Pro	ate of S	α		Total	Improvements		Land
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r Parcel	Area Blk	Subdiv A	Qrt	Sect	Rng	Тип	GeoCde	4	164		000132700
		ımber	Parcel Number	Pε				Useability & Code#	Sale Number		Location ID
	Unified:		æd:	Affiliated:)02	91-0002	Base:	6/14/2023	1167	2023	91
		School District Code	ol Distr	Scho				Sale Date	Page	Book	Cnty No.

NEBRASKA Good Life, Great Service, DEPARTMENT OF REVIEWS

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**

* TKOMP#2	Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt/furmber 28	here Signature of Grantee or Authorized Representative	sign	McCracken	25 if this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is,	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchase? Yes No (ff Yes, enter dollar amount and attach itemized list.) (see instructions)	22 Total purchase price, including any liabilities assumed	Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster C 21 If agricultural, list total number of acres transferred in this transaction	18a No address assigned 18b Vacant land	1005 N Webster St Red Cloud, NE 68970	Yes No			Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ■ Brothers and Sisters ■ Grandparents and Grandchild	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	ficate - Transfer on Death Executor	8 Type of Deed Conservator Distribution Land C Bill of Sale Corrective Easement Lease	Commercial Recreational	Unimproved Multi-Family Agricultural	(B) F	ssification Number. Check one box in categories A and B. Check (2215	City State Zip Code NE 68970	Street or Other Mailing Address 540 N Webster St	ard of Public Trust	nt)		
8K4033,76 1167 Authorized by Neb. Rev. Stat. §5 76-214, 77-1327(2)	Recording Data For Dept. Use Only		Attorney (//u/) 3		if it is,	# 124		22 \$ 3,000,00	Moore's Addition to Red Cloud, Webster County, Nebraska		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	1	Step-parent and Step-child	thership, or LLC Self Other Other	es? (If Yes, check the appropriate box.)	ure	Quit Claim	Lease Personal Rep. Trust/Trustre		Mineral Interests-Producing Exempt Mineral Interests-Producing	Part	operty is also a mobile home.	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo (254) 718-9674 If Yes, is the grantee a 509(a) foundation? Yes VNo		Street or Other Mailing Address 707 W 7th Ave	Van Beber Properties, LLC	d Telephone (Please Pri	Mo. By Day TY. GO	

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of 14 May A.D., 20 33 at 11:33 o'clock A.M. Recorded in Book 203 3 on Page 1167-1167 County Clerk

Comp

Assessor

Carded



WARRANTY DEED

AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Van Beber Properties, LLC, a Colorado limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE

Cloud, Webster County, Nebraska. Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith & Moore's Addition to Red

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 June 14, 2023.

BOARD OF PUBLIC TRUST THE CITY OF RED CLOUD,

Kory McGracken, Chairman

Valda Phelps, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 14, 2023, by Kory McCracken, Chairman, and Valda Phelps, Secretary, on behalf of The City of Red Cloud, Board of Public Trust.

Comm. expires

GENERAL NOTARY - State of Nebraska
DANA L. SUTTERFIELD
My Comm. Exp. October 1, 2025

Notary Public

RESOLUTION NO. 36

BE IT RESOLVED by the Mayor and Council of the City of Red Cloud, Nebraska:

of Red Cloud, Board of Public Trust will sell the following described real property: That pursuant to Red Cloud Code § 8-105(9) and Neb. Rev. Stat. § 17-503.01 The City

Addition to Red Cloud, Webster County, Nebraska, a/k/a 1005 N Webster Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith & Moore's

- thousand dollars (\$5,000.00). 2. That the fair market value of the real property described above is less than five
- not less than seven (7) days prior to the sale of the property. sale shall be posted in three (3) prominent places within the Municipality for a period of That after passage of this resolution directing the sale of the property, notice of such
- City of Red Cloud, Board of Public Trust in said real property to the buyer and Grantee. to execute all instruments that may be required to convey all right, title and interest of The That The City of Red Cloud, Board of Public Trust is hereby authorized and directed

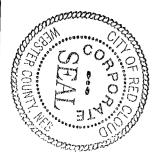
Passed and approved on June __(__, 2023

ATTEST

THE CITY OF RED CLOUD, NEBRASKA

City Clerk Smut

Mayor



Residential & Commercial Sales Worksheet

(Continue on back)	(Contin									
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										WD
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							e (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Adjustme	Assessor's
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ood		(50)					0) Excellent	(60)	One Story Duplex	(304) 🗆 One
				□ High	(40) [0) Very Good	(50)	2 1/2 Story	(309) 🗆 21/
ס			☐ Above Average] Abov	(30) [(40) □ Good	(4	Split Level	(308) 🗆 Spli
Vom	□ Badly Worn	(20)	age	□ Average	(20) [0) 🗷 Average	(30)	1 1/2 Story	(307) 🗆 11/
)ut	□ Wom Out	(10)		□ Low	(10) [(20) □ Fair	(2	Two Story	(302) 🗆 Two
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	Walls	Wood or Steel Framed Ext. Walls	d or Steel	□ Woo			(60) □ Excellent	(6	Bi-Level	(111) 🗆 Bi-i
		ng Walls	Masonry Bearing Walls	□ Maso	(3) [(50) Uery Good	(5	1 1/2 Story	(104) 🗆 11/
		Reinforced Concrete Frame	forced Cor	□ Rein	(2) [(40) □ Good	(4	Split Level	(103) 🗆 Spl
	ame	Fireproof Structural Steel Frame	moof Struc	□ Firep	(I) [(30) □ Average	(3	Two Story	(102) □ Tw
		m Class:	Commercial Construction Class:	ercial C	Comm		(20) 🗷 Badly Worn	(2	One Story	(101) 🗷 On
	Other2:	rl:	Other1:	7.	Primary:		(10)	(1	Mobile Home	(100) □ Mo
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F) 3	E) 6	D) 1)) 1	C	01	A) 1 B)		CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning	ype	Property Type	Status I	37,875	32,055	,820	5,
	on Code	Date of Sale Property Classification Code	roperty (Sale P	Date of		Total	Improvements		Land
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Parcel	Area Blk	Subdiv A	Q _T	Sect	n Rng	GeoCde Twn	1	165	00	000154100
		ımber	Parcel Number				Useability & Code#	Sale Number		Location ID
	Unified:		ated:	Affiliated:	91-0002	Base: 91-	6/15/2023	1169	2023	91
		School District Code	100l Distr	Sch			Sale Date	Page	Book	Cnty No.

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

でい **521** FORM

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

26 Date Deéd Recorded here 20 Legal Description (Attach additional pages, if needed.)

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven(11) and Twelve (12), Block 8, Railroad Addition to Red Cloud, Webster Countyt, Nebraska 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) 21 If agricultural, list total number of acres transferred in this transaction 16 Does this conveyance divide a current parcel of land?
☐ Yes ✓ No 18 Address of Property 209 S. Vine, Red Cloud, NE 68970 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed 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 \$30,000 8 Type of Deed Street or Other Mailing Address 341 W 2nd Ave. 5 Grantor's Name, Address, and Telephone (Please Print) Email Address ludlam@gpcom.net 1 County Name Mo. Day 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Red Cloud, NE 68970 Grantor's Name (Seller)
Melvin M Ludlam 7hone Number (402) 746-3507 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No (A) Status ✓ Improved · ☐ Bill of Sale] Cemetery DEPARTMENT OF REVENUE Unimproved Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Under penalties of law, I declare that I have examined this correct, and that I am duly authorized to sign this statement. Melvin M. Ludlam ${f ec V}$ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \dots ズ | |-Death Certificate - Transfer on Death ☐ Corrective Conservator Single Family

Multi-Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 23 Brothers and Sisters Multi-Family Ex-spouse Commercial WEBSTER - 91 18b Vacant land 10 Type of Transfer ₩ Register of Deed's Use Only
Value of Stamp or Exempt Number 28 Court Decree Auction County Number 38.25 Recreational] Industrial Agricultural Exchange Easement Distribution Executor Distribution Easement Parents and Child • Grandparents and Grandchild Zip Code Grantor Trust ∏ G# statement and that it is, to the best of my knowledge and belief, true, complete, and Foreclosure Mineral Lease (B) Property Type Title Mineral Interests-Producing 791 Hwy 281, Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Josiah Ellis 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer Email Address joyfulmomof8@gmail.com Phone Number (402) 746-2201 Red Cloud, NE 68970 Street or Other Mailing Address 791 Hwy 281 Grantee's Name (Buyer)
Josiah, Stan and Troi Ellis 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Nonproducing Recording Data Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Mo. Partition 2023 Irrevocable Trust 8 _Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No Day _ **S** 8 Quit Claim Partition Step-parent and Step-child 15 Yr. 2023 Personal Rep. 30 Spouse Sale € Revocable Trust Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <u>_</u> ✓ Warranty □ Yes Sheriff State Assessed
Exempt Trust/Trustee 4 Date of Deed ß 24 23 \$ 3 Other (Explain) Other ☐ Trustee to Beneficiary Day Transfer on Death Other Phone Number Date For Dept. Use Only (402) 746-3507 5 17,000,00 17,000,00 Mobile Home ≾ Zip Code ég ég 0 2023 202 00 **S** %

9

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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 15 day of Nav A.D., 20,33 at 1:39 o'clock D. M. Recorded in Book 2033 on Page 1109-1173 has County Clerk

Thomas has County Clerk

1109-1173 (Corded County Clerk

28.00 (Carded County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date (0-15-0-3)
\$ 38-25 By V.C

Leave Space Above Blank for Recording Data

Warranty Deed

"Grantee"), the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Ellis, not married, of 791 U.S. 281, Red Cloud, Nebraska 68970, USA, (collectively the Webster County, Nebraska: Stan and Troi Ellis, married, of 791 U.S. 281, Red Cloud, Nebraska 68970, USA, and Josiah is hereby acknowledged, remises, conveys, and releases, with general warranty covenants, unto NE, USA, (the "Grantor"), in consideration of \$17,000.00, the receipt and sufficiency of which WITNESSETH, that Melvin M. Ludlam, not married, of 341 West 2nd Avenue, Red Cloud,

Lots 1 thru 12, Block 8, Railroad Addition to the city of Red Cloud, Webster county,

The Grantor covenants with the Grantee that the Grantor:

- except as listed above, if at all; (1) is lawfully seized of such real estate and that it is free from encumbrances,
- (2) has legal power and authority to convey the same; and
- of all individuals whatsoever (3) warrants and will defend the title to the real estate against the lawful claims

Executed this
র্ট্য
day of
June,
2023.

year first above written. IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and

Signed in the presence of:

That I Ellie

Signature
Troi L.

Melvin M. Ludfari

Name

Grantor Acknowledgement

V.
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COUNTY OF Webster

In the State of Nebraska, County of works for this 5 day of
June, Jone, before me, hohie Cod, a Notary Public in and for
the said County in the State of Nebraska, personally appeared Melvin M. Ludlam, known to me
or whose identity has been proven on the basis of satisfactory evidence, to be the person
described in and who executed this Warranty Deed, and acknowledged execution of this
instrument as a free act and deed.

County of webster

Notary Public for the State of Nebraska

A GENERAL WOTARY - State of Newaska
Katie Ord
My Comm. Exp. Feb. 12, 2024

My Commission Expires: Feb 12, 2024

Prepared by:

Melvin M. Ludlam
341 West 2nd Avenue, Red
Cloud, NE, USA

Agricultural Land Sales Worksheet

PAT 96-106-99												
(Continue on back)												
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		ımber	Parcel Number				& Code#	Useability & Code #	Sale Number	Sale	on ID	Location ID
ed:	Unified:		Affiliated:		91-0002	Base: 9	6/15/2023	6/15	1173	2023	20	91
		rict Code	School District Code	7.0			Sale Date	Sale	Page	Book		Cnty No.
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Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction 11 Was owne here 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? Yes No 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) . . 22 Total purchase price, including any liabilities assumed . . 18a No address assigned 18 Address of Property 738 Road 1400 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 Mo. Undivided1/2 interest in and to: The Southwest Quarter (SW/2) of Section Thirty-two (32), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded August 5, 1955 in Book 29, Page 482 in the records of Webster County, Nebraska. 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 n/a Phone Number City Good Life. Great Service. Red Cloud, NE 68970 \$700,000 Street or Other Mailing Address 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark C Wilson and Kelli R.Daly, Co-Prs of Dennis D. Wilson, I 1 County Name NEBRASKA Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status 6 Bill of Sale DEPARTMENT OF REVENUE Buyer OLL Cemetery Unimproved Improved . Day 16 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Printly Type Name of Grappee or Authorized Representative Darin Burr Seller V No Death Certificate - Transfer on Death Conservator Corrective _ ∑ Q) The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Commercial Multi-Family Single Family WEBSTER - 91 Brothers and Sisters $oldsymbol{\widetilde{\omega}}$ •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 6 Value of Stamp or Exempt Number Court Decree Auction 8 State Real Estate Transfer Statement .50 Agricultural Register of Deed's Use Only Recreational Industrial Executor Distribution Exchange Easement | Easement Distribution Family Corp., Partnership, or LLC Parents and Child 1 Grandparents and Grandchild 154.85+-Zip Code Grantor Trust Gift Foreclosure Mineral Lease (B) Property Type 453 467-4750 28 Recording Data Kenesaw Grantee n/a Grantee's Name (Buyer) Darin Burr and Johnna Burr Street or Other Mailing Address 2785 N Holstein Ave 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Producing Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Was the mortgage assumed? (If Yes, state the amount and interest rate.) Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Ruhter Auction & Realty No nail Address Mo. ∐ Yes Partition Irrevocable Trust Revocable Trust 2023 Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No Day _ Personal Rep. No No J Partition 햐 Step-parent and Step-child A Grantee Spouse I ∵ Sale Sale 69 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 2023 Warranty ☐ Trust/Trustee Sheriff State Assessed Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) M₀. 24 ß 166 S Other Trustee to Beneficiary Other (Explain) Day 403-469-4750 Phone Number Transfer on Death Other_ Date For Dept. Use Only 9 0 350,000,00 350,000,00 Yes 521 ≾ FORM Mobile Home Zip Code 68956 0 2023 /2023

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 112 day of 120 A.D., 20 33 at 1:30 o'clock D.M. Recorded in Book 2023 on Page 1173-1175

Abboy Hacig County Clerk 22.00

Assessor Carded Comp Assessor Carded

Nouthern Title, LLC
P O Box 221
Red Cloud, NE 68970

PERSONAL REPRESENTATIVE'S DEED

and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the valuable consideration received from GRANTEES, Darin Burr and Johnna Burr, husband following described real estate (as defined in Neb. Rev. Stat., § 76-201): D. Wilson, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other Mark C. Wilson and Kelli R. Daly, Co-Personal Representatives of the Estate of Dennis

29, Page 482 in the records of Webster County, Nebraska. conveyed to the State of Nebraska for highway by Deed recorded August 5, 1955 in Book The Southwest Quarter (SW1/4) of Section Thirty-two (32), Township Two (2) North Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract

Subject to easements, reservations, covenants and restrictions of record;

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

Executed_

une 10

ر 2023.

Mark C. Wilson, Co-Personal Representative of the Estate of Dennis D. Wilson, Deceased

STATE OF Ohlahona

COUNTY OF Tolsa

)ss.

The foregoing instrument was acknowledged before me on Jone 10 Mark C. Wilson, Co-Personal Representative of the Estate of Dennis D. Wilson, Deceased.

Semple of the second of the se

Notary Public

Kelli R. Daly, Co-Personal Representative of the Estate of Dennis D. Wilson, Deceased

STATE OF Cansas

COUNTY OF JOHN SON

The foregoing instrument was acknowledged before me on AUPIC 10 2023, Kelli R. Daly, Co-Personal Representative of the Estate of Dennis D. Wilson, Deceased. June 15th

NOTARY PUBLIC -- State of Kansas TIFFANY WALKER My Appt. Exp. (0 / 2/34

Notary Public

Agricultural Land Sales Worksheet

38,840		8.800		F	Non-AG TOTAL	n-AG	NO N	OKT'COT		d _S	Simmon	
		4.8/0		Other] <u>Q</u>			101 100		98	Dwellings	
		970		+				171 475		3		
				ion	Recreation			9				
25,000		1.000		ites	Home Sites	F		4,615	2.830	4D	4	
13,840		1.000		ites	Farm Sites			4,025	2.470)I	4D1	
		1.930		Roads	Ro					3D	w	
230,270		146.050	146	1 L	AG LAND TOTAL	AND	AGI			12	3D1	
				Other	ဋ			15,975	6.990	2D	2	
				Waste	We			1,405	0.540)1	2D1	
				ion	Accretion			30,160	11.600	ID.	1	
				ber	Shelterbelt/Timber	Shelterl		8,270	3.180)1	AND IDI	DRYLAND
				4G						4A	4	
				4G1	4					11	4A1	
				3G						3A		
				3G1	درر					A1	3A1	
				2G						2A	64	
24,010		17.150	卢	2G1	ы					41	2A1	
7,240		5.170		1G						1A	1	
134,570		96.120	91	1G1		GRASSLAND	GI			1A1	IRRIGATED 1.	IRRIG
VALUE:		S:	ACRES:		·	LCG		VALUE:	ACRES:		LCG	
0 F) 9	E)	D) 3	S 5		05	В)	A) 1		Irrigation Type:	Irrigat		
City Size Parcel Size		Location	Zoning	уре	Property Type		Status	545,775	276,665		269,110	
Code	ation (Date of Sale Property Classification Code	Property	Sale I	Date of			Total	Improvements	ImI	Land	1
0000 0000	1	00000	3	32	10	2	4373	alue	Date of Sale Assessed Value	Date of S		
Blk Parcel	Area	Subdiv	t Ort	Sect	Rng	Twn	GeoCde	1	167		001504000	0015
		umber	Parcel Number					Useability & Code#	Sale Number	Sale	Location ID	Loca
fied:	Unified:		iated:	Affiliated:	002	91-0002	Base:	6/15/2023	1176	2023	2	91
	73	School District Code	hool Dist	Scl				Sale Date	Page	Book		Cnty No.

		001504000	Comments from			JTWD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

		Retain a copy of this document for your records.	- 1	
Rev. Stat. §§ 76-214, 77-1327(2)	uthorized by Neb.	28 Recording Data 812 2023, 19 1176	Exempt Number	26 Date Deed Recorded 27 Value of Stamp or Mo. Lo_ Day 160_ Yr. 23 \$ 787.50 Nebraska Department of Revenue Form No. 96-268-2008 10-2700 Rev. Strinesseries 96-268-2700 Rev. S.2010
		N	Register of Deed's Lise Only	
6/5 /2023 Date		Grantee	Sociation	here Signature of Grantee or Authorized Representative
402-48-775	מות סכוכו, מו	3	to sign this statement.	correct, and that I am duly authorized to sign this statement. Darin Burr Print on Tune Name of Grantee or Authorized Beconsentation
leto and) D	number It and that it is, to the best of my knowledge	tary stamp tax, list the exemption number that I have examined this statement 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 tha
350,000,00	: 24 \$		e (line 22 minus line 23)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
350,000.00	: : 23 22 \$ \$	nstructions)	ase price, including any liabilities assumed	 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (ff Yes, enter dollar amount and attach it
	The state of the s		d in this transaction154.85+-	21 If agricultural, list total number of acres transferred in this transaction
Nebraska, EXCEPT tract conveyed		o (2) North, Range Ten (10) West of the 6th P.M., W ords of Webster County, Nebraska.	W½) of Section Thirty-two (32), Township Two Just 5, 1955 in Book 29, Page 482 in the reco	Undivided1/2 interest in and to: The Southwest Quarter (SW/2) of Section Thirty-two (32), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, to the State of Nebraska for highway by Deed recorded August 5, 1955 in Book 29, Page 482 in the records of Webster County, Nebraska.
			riand ded.)	20 Legal Description (Attach additional pages, if needed.)
		Grantee		70
on & Realty No	Yes Ruhter Aucti	of the agent or title company contact.) Yes Ruhter Auction & Realty No Name and Address of Person to Whom the Tax Statement Should be Sent		Yes V No 18 Address of Property
Yes, include the name	nt or a title company? (If	17 Was transfer through a real estate agen	and?	3/ 00,000 16 Does this conveyance divide a current parcel of land?
erest rate.)	ate the amount and inte	mortgage assum	arty?	14 What is the current market value of the real property?
	Step-child	and Grandchild Spouse Step-parent and Step-child	Grandparents and Grandchild Parents and Child	Exspouse
	Other_	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self	tee, are the trustor and beneficiary relativities or Nephew	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
		Yes No		Yes No No
Other (Explain)	Satisfaction of Contract Other te purchased for same use? (If No.	Partition	Court Decree Exchange Grantor Trust	(¥ No, ex □ □
Transfer on Death		Irrevocable Trust	Distribution	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031
ther	Sheriff Other. Trust/Trustee Warranty	ontract/Memo Partition Personal Rep. Quit Claim	Executor	Bill of Sale Corrective Cemetery Death Certificate — Transfer on Death
	empt	ts-Producing		IOLL
Mobile Home	State Assessed	Mineral Interests-Nonproducing	Industrial	
		Cif property is also a mobile home. (R) Property Type	ox in categories A and B. Check C if	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status
		Email Address N/a		Email Address n/a
	e a 501(c)(3) organization?	Phone Number Is the grantee a 501 (c)(3) of -3 (c) If Yes, is the grantee a 509	r	Phone Number
Zip Code 68956	State NE	City Kenesaw	E Zip Code 68970	Red Cloud NE
		Street or Other Mailing Address 2785 N Holstein Ave		Street or Other Mailing Address
	one (reace)	Grantee's Name (Buyer) Darin Burr and Johnna Burr		Grantor's Name (Seller) Cheryl E Wilson
Yr.	one (Please Print)	Name, Address, and Telepho	ase Print)	5 Grantor's Name, Address, and Telephone (Please Print)
	ě	3 Date of Sale/Transfer	County Number	1 County Name 2 County
	ately completed.	deed will not be recorded unless this statement is signed and items 1-25 are accurately compl	e recorded unless this statemen	The
521	- mimhor	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 from number.	ith the Register of Deeds. • Re	Good Life. Great Service. • To be filed w • If additional
FORM	6	Transfer Statement	Real Estate Trai	,

State of Nebraska ss. County of Webster

on Page
Abbbey Clerk's office of said county this 16 day of 120 A.D., 20 33, at 1/31 o'clock 2 M. Recorded in Book 2033 Entered on the numerical index and filed for record in the Hacio County Clerk

Comp

Assessor_

Carded

NEBRASKA DOCUMENTARY STAMP TAX

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

JOINT TENANCY WARRANTY DEED

estate (as defined in Neb. Rev. Stat. 76-201): convey to Grantees, as joint tenants and not as tenants in common, the following described real valuable consideration received from Grantees, Darin Burr and Johnna Burr, husband and wife, Cheryl E. Wilson, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other

29, Page 482 in the records of Webster County, Nebraska. The Southwest Quarter (SW¼) of Section Thirty-two (32), Township Two (2) North Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded August 5, 1955 in Book

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor.

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

Executed 450 , 2023.

Cheryl E. Wilson

STATE OF NEBRASKA

COUNTY OF Workster

) ss.

GENERAL NOTARY- State of Nebraska
TRAVIS AUGUSTIN
My Comm. Exp. April 11, 2026

The foregoing instrument was acknowledged before me on by Cheryl E. Wilson, a single person 430

ũ

, 2023

Notary Public

My commission expires: र १०५

Agricultural Land Sales Worksheet

	4.000	4	Non-AG TOTAL	Non-A			Outbuildings	Outb
			Other			-	Dwellings	D
			Recreation		×			
			Home Sites	į			45	
			Farm Sites				4D1	
	.000	4.	Roads				3D	
194,800	156.000	156	AG LAND TOTAL	AG LAN			3D1	-
			Other				2D	
			Waste				2D1	
		-	Accretion				ID.	
			Shelterbelt/Timber	Shelte) IDI	DRYLAND
59,000	59.000	59	4G				4A	
			4G1				4A1	
		-	3G				3A	
			3G1				3A1	
			2G				2A	
50,400	36.000	36	2G1				2A1	
32,200	23.000	23	1G				1A	
53,200	38.000	38	LAND 1G1	GRASSLAND			D 1A1	IRRIGATED
VALUE:	S:	ACRES:	ଦ	LCG	VALUE:	ACRES:		LCG
(i) 0 F) 9	D) 3 E)	c) 5	3) 05	A) 2 B)		Irrigation Type:	Irr	
City Size Parcel Size	Location	Zoning	Property Type	Status I	194,800		194,800	194
n Code	Classificatio	Property (Date of Sale Property Classification Code		Total	Improvements		Land
000 8695	00000 1	1	11 25	4371 2	7alue	Date of Sale Assessed Value	Date o	
ea Blk Parcel	Subdiv Area	Q	n Rng Sect	GeoCde Twn	Н	168	00	001910000
	umber	Parcel Number			Useability & Code#	Sale Number		Location ID
Unified:	U	Affiliated:	91-0002 Affi	Base: 91 -	6/6/2023	1177	2023	91
	ict Code	School District Code	S		Sale Date	Page	Book	Cnty No.

(Continue on back)	
1000	
	001910000
Comments:	Comments from
	WD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA

BOOD INTO GREAT SOURCES

Real Estate Transfer Statement \\o8

FORM

	The deed will not be recorded unless this statement is signed and items 1.25 are accurately completed	_
10	• If additional space is needed, add an attachment and identify the applicable item number	STREAM OF REVENUE
カンム	To be filed with the Register of Deeds. Read instructions on reverse side.	. Great Service.

Property of the State of the St	of the state of th	אם מון מנושסוווווסור מווש ומכווחוץ נווס מסיסייסיים ויכווו	
1 County Name	a ceed will not be recorded unless this statement is signed and items 1-25 are 2 County Number 3 Date of Sale/Transfer	statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deep	Date of Deed
Webster 5 Grantor's Name, Address, and	dress, and Telephone (Please Print)	Mo. 06 Day 06 Yr. 2023 6 Grantee's Name Address and Telephone	Mo. 06 Day 06 Yr. 2023
Grantor's Name (Seller) Gregory L. Simpson		Grantee's Name (Buyer) Blender, LLC, a Nebraska limited liability	
Street or Other Mailing Address	dress	Street or Other Mailing Address 2885 St. Paul Road	
City Red Cloud	State Zip Code NE 68970	de City Grand Island, NE 68801	State Zip Code
Phone Number NA		Phone Number Is the grantee a 501(c)(3) organization? 308-384-9450 If Yes, is the grantee a 509(a) foundation?	s)(3) organization? Yes No
Email Address dwiebe@charter-title.net	net	arter-title r	
7 Property Classificatio	7 Property Classification Number. Check one box in categories A and B. Check C	if pro	
(A) Status		(B) Property Type	(C)
☐ Improved ☐ Unimproved ☐ IOLL	☐ Single Family ☐ Industrial ☐ Multi-Family ☐ Agricultural ☐ Commercial ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ S ☐ S ☐ Mineral Interests-Producing ☐ E	State Assessed
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate - Transfer on Death Executor	Land Contract/Memo □ Partition □ Sherriff □ Lease □ Personal Rep. □ Trust/Trustee □ Mineral □ Quit Claim ☒ Warranty	Other ustee ty
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or saller? Seller No	S like-kind 10 Type of Transfer Distribution 31 Auction Easement Iller? Court Decree Exchange	☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust☐ Gift ☐ Life Estate ☐ Sale☐ Grantor Trust ☐ Partition ☐ Satisfaction of Cor	Transfer on Death Trustee to Beneficiary Contract Other (Explain)
11 Was ownership transfe	Was ownership transferred in full? (If No, explain the division.) ⊠ Yes	12 Was real estate purchased for same ⊠ Yes	ne use? (If No, state the intended use.)
13 Was the transfer between	relatives, or if to a trustee, are the trustor and t	peneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Other
14 What is the current ma \$424,000.00	14 What is the current market value of the real property? \$424,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☑ No \$	amount and interest rate.)
16 Does this conveyance Yes No	this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title of the agent or title company contact.) X Yes	le company? (If Yes, include the name s Charter Title ☐ No
NE		19 Name and Address of Person to Whom Tax Statement Should be Sent Blender, LLC, a Nebraska limited liability company 2885 St. Paul Road Grand Island. NE 68801	tement Should be Sent company
18a ☐ No address assigned 18b ☑ Va 20 Legal Description The Northeast Quarter (NE1/4) of Section	cant 25,	Land Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.	ıraska.
1 If agricultural, list total number of acres 2 Total purchase price, including ar	1 If agricultural, list total number of acres 2 Total purchase price, including any liabilities assumed		22 \$ 424,000 00
23 Was non-real prope24 Adjusted purchase 25 If this transfer is exe	23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar 44 Adjusted purchase price paid for real estate (line 22 minus line 23)	amount and attach itemized list.)	23 \$ 424,000 00
▼	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. CHARTE Blender, LLC, a Nebraska limited liability company Print or Type Name of Grantee or Authorized Representative	s, to the best of my knowledge and belief, TER TITLE & ESCROW SERVICES, INC. 7 N. BURLINGTON AVE, STE. G208 HASTINGS, NE 68901	true, complete, and 308-384-9450 Phone Number
nere Signature of	e of Grantee or Authorized Representative	Grantee or Authorized Representative Title	June 6 2023 Date
S Deed R	27 Value of Stamp	28 Recording Data	For Dept. Use Only
Day	of Qu soncio	スといういとというこ	

State of Nebraska ss. County of Webster

800K 2023 PAGE 1177

on Page e'clock D.M. Clerk's office of said county this 16_day
of_lixe___A.D., 20,23_at_3:31
o'clock_\D_M. Recorded in Book 3C.33 Entered on the numerical index and filed for record in the **डीउय्स** County Clerk

\$ 954.00 NEBRASKA DOCUMENTARY
STAMP TAX

ate_____(g-1/g-23)

Comp

Assessor Carded

AFTER RECORDING RETURN TO: Charter Title & Escrow 747 N. Burlington Ave. Suite G 208 Hastings, NE. 68901

402-463-6788

WARRANTY DEED

Gregory L. Simpson, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Blender, LLC, a Nebraska limited liability company,

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

The Northeast Quarter (NE1/4) of Section 25, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
 has legal power and lawful authority to convey the same;
 warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this _____ day of June, 2023.

Gregory L. Simpson

STATE OF Nebraska
COUNTY OF

Adams

The foregoing instrument was acknowledged before me this Simpson, a single person.

120

day of June, 2023 by Gregory L.

Jara Schutte.

Notary Public

SARA A SCHUTTE
My Comm. Eq. October 20, 2026

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sal	Sale Date		888		Scho	ol Dist	School District Code			
91	2023	1178	6/15/	/2023	Base: 91	91-0002		Affiliated:	ed:		Unified:	ied:	
Location ID		Sale Number	Useability	Useability & Code#				Pa	Parcel Number	ımber			
000116200	00	169	4	05	GeoCde	Twn	Ring	Sect	A A	Subdiv	Area	Blk	Parcel
	Date of t	Date of Sale Assessed Value	Value		4491			8		10005		025	0000
Land	Im	Improvements	H	Total		Dat	e of Sa	le Pro	perty	Date of Sale Property Classification Code	tion C	ode	
ъ	1,095	21,975		23,070	Status	Prope	Property Type	<u>z</u>	Zoning	Location	City City	City Size	Parcel Size
Assessor Location:	cation: RED	CLOUD (RC)	C)		A) 1	В)	01	0	Н	D) 1	Ð	9	F)
				Residential				ŀ		Commercial	12 T		
	Multiple In	Multiple Improvements:	Multiple. Improvements. :	/ements.:		Mu	Multiple Improvements.	proven					7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
	Const	Construction Date:	Construction Date:	te:		Cor	Construction Date :	n Date :					
		Floor:	Floor Sq. Ft. :			Flo	Floor Sq. Ft. :						
	Buildi	Building Cost New:	Cost:			Cost :						į	
ingle Family Style:		-	Residential Condition:	ondition:		Co	mmerc	ial Occ	Commercial Occupancy Code:	Code:			
(100) Mobile Home	ile Home		(10) U W	Worn Out		Pri	Primary:		Other1:	erl:	0	Other2:	
	One Story		(20) 🗆 Ba	Badly Worn		Co	mmerc	ial Cor	struction	Commercial Construction Class:			
(102) 🗆 Two	Two Story		(30) 🗆 Av	Average		Ξ		Firepro	of Struc	Fireproof Structural Steel Frame	rame		
1	Split Level		(40) Gc	Good		(2)		Reinfo	ced Cor	Reinforced Concrete Frame	Ö		
	1 1/2 Story			Very Good		(3)		Mason	y Beari	Masonry Bearing Walls	ļ		
1 [evel		(60) \square Ex	Excellent		(4)		Wood	or Steel	Wood or Steel Framed Ext.	. Walls	"	
106) L1 Other	H					9		Metal F	rame ar	Metal Frame and Walls			
ownhouse or	ownhouse or Duplex Style:		dentia	uality:		9		Pole Frame	ame				
301) 🗆 One	One Story		(10) □ Low	W		င်စွ	Cost Rank:	**		S	Condition:	n:	
	Two Story		(20) G Fair	Ī		(10)) 🗆 Low	WO		(10)		Worn Out)ut
	1 1/2 Story		(30) 🗆 Av	Average		(20)		Average		(20)		□ Badly Worn	Vom
308) 🗆 Split	Split Level		(40) □ Good	Od.	i	(30)	l .	Above.	☐ Above Average	(30)		Average	
309) 🗆 21/2	2 1/2 Story		(50) D Ve	Very Good		(40)		High				Good	
304) 🗆 One	One Story Duplex		(60) 🗆 Ex	Excellent						(50)		Very Good	рос
305) □ Two	Two Story Duplex									(60)		Excellent	ıt
Assessor's	Adjustmen	Assessor's Adjustment to Sale Price (+ or -):	ce (+ or -)	••								j	
ssessor Cor	nments and F	Assessor Comments and Reason for Adjustment:	justment:		ļ		ļ	ļ					
JTWD; S	SALE BETWEEN	EN BROTHERS	ERS										
Comments from	0m			ŀ	Col	Comments:	* 2			ì	į	j	
000116200	00									į		ŀ	
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521 FORM

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

Country Name Country Name	Deeds Read instructions on reverse site. Id an attachment and identify the applicable item number. It is signed and items 1-25 are accurately completed. It is signed and items 1-25 are accurately completed. It is a Date of Sale/Tensier It is signed and items 1-25 are accurately completed. It is a Date of Sale/Tensier n Death of Date of Sale o	Instructions on reverse side. It and identify the applicable item number: Signed and items 1-25 are accurately completed. Date of Sale/Tansfer
8 Type of Deed Conservator Bill of Sale Corrective Easement Le Corrective Easement Le Corrective Easement Le Easement Le Easement Le Easement Distribution Forec Kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Was ownership transferred in full? (If No, explain the division.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	nd Contract/Memo Partition ase ase Personal Rep. Persona	Sheriff Trust/Trustee Warranty Trust Truster on Death Truste to Beneficiary of Contract Other (Explain) d for same use? (If No, state the intendi
	15 Was the mortgage assumed? (If Yes, sta ☐ Yes ✓ No \$ 17 Was transfer through a real estate agent of the agent or title company contact.) 18 Name and Address of Person to Whom to the state of the	ate the amount and interest rate.) t or a title company? (If Yes, include the
18 Address of Property 242 W 4th Avenue Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	19 Name and Address of Person to Whom t Granter	the Tax Statement Should be Sent
All of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24); The North Five (5) feet of Lot Twenty-one (21) and the South Twenty (20) feet of Lot Twenty-one (21); AND The North Fifteen (15) feet of Lot Twenty (20); all in Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska 1 if agricultural, list total number of acres transferred in this transaction	r Five (5) feet of Lot Twenty-one (21) an ock Twenty-five (25), Original Town of R	nd the South Twenty (20) feet of L Red Cloud, Webster County, Nebra
 22 Total purchase price, including any liabilities assumed	nstructions)	: 22 \$ /2 000 00 : 23 \$ /2 000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	t it is, to the best of my knowledge	and belief, true, complete, and (402) 984-3518
here Signature of Grantee of Authorized Representative	TING CATTON NOW	Date Date
26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. Lo_ Day \(\lambda \) \(\	8 Recording Data BY 2023, 9 117	78 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Entered on the numerical index and filed for record in the Clerk's office of said county this \(\lambda \) day of \(\lambda \)
NEBRASKA DOCUMENTARY
STAMP TAX
Date (0-116-33

Return to:
Ronald T.. Strobl
428 N Chestnut Street
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

estate (as defined in Neb. Rev. Stat. 76-201): convey to Grantees, as joint tenants and not as tenants in common, the following described real consideration received from Grantees, Ronald T. Strobl and Lara J. Strobl, husband and wife, husband and wife; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable Ronald T. Strobl and Lara J. Strobl, husband and wife; and Allan J.. Strobl and Amber J. Strobl,

All of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24); The North Five (5) feet of Lot Twenty-one (21) and the South Twenty (20) feet of Lot all in Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska Twenty-one (21); AND The North Fifteen (15) feet of Lot Twenty (20);

 Ξ are lawfully seised of such real estate and that it is free from encumbrances; Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (2) 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

Executed June 15

, 2023.

Ronald T. Strobl '

afra J. Strob⊮

M	Allan J. Strobl	Me J. Sty
		Stub

Amber J. Strobl

STATE OF NEBRASKA

COUNTY OF WERSTER

ss.

The foregoing instrument was acknowledged before me on by Ronald T. Strobl and Lara J. Strobl, husband and wife. SIMME

, 2023

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

Notary Public

My commission expires: Octobo, 78, 7024

STATE OF NEBRASKA

COUNTY OF

ss.

The foregoing instrument was acknowledged before me on $\text{Lin} \ \text{Lin} \ \text{Lin}$ by Allan J. Strobl and Amber J. Strobl, husband and wife.

, 2023

Notary Public

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

My commission expires:

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin												
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				ı	ĺ	nts:	Comments:	C				то т	Comments from
													WD
										ustment:	eason for Adj	Assessor Comments and Reason for Adjustment:	Assessor Con
:			!						-):	ce (+ or	to Sale Prio	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
int	l Excellent)	(60)									Two Story Duplex	(305) □ Two
rood	l Very Good) 🗆	(50)						Excellent	(60)	<u> </u>	One Story Duplex	
)) 🗆			High	(40)		:	Very Good	(50)	0	2 1/2 Story	(309) 🗆 21/2
ţe	1			Above Average	Above	(30)			Good	(40) 🗆 (()	Split Level	(308) □ Split
Wom	1) 	(20)	CO .	Average	(20)	(Average	(30) 🗷	0	1 1/2 Story	(307) 🗆 11/2
Out	Worn Out) 	(10)		□ Low	(10)			Fair	(20)	0	Two Story	(302) Two
	оп:	Condition:	Co		₹	Cost Rank:			Low	(10)		One Story	(301) □ One
				ame	Pole Frame	6			Quality: 30	Residential Quality:	R	Duplex Style:	Townhouse or Duplex Style:
			Metal Frame and Walls	rame ar		(5) 🗆						H	(106) 🗆 Other
	lls	t Walls	Wood or Steel Framed Ext.	or Steel	Wood	(4)	<u> </u>		Excellent	(60)	0	.evel	(111) Bi-Level
			Masonry Bearing Walls	гу Веагі		(3)			Very Good	(50)	0	1 1/2 Story	(104) 🗆 11/
		le	Reinforced Concrete Frame	rced Co	Reinfo	(2)			Good	(40)	(Split Level	(103) 🗆 Spli
	Ф	frame	Fireproof Structural Steel Frame)of Struc	Firepro	0			Average	(30)	0	Two Story	(102) 🗆 Two
			Commercial Construction Class:	ıstructio	cial Cor	ommer			Badly Worn	(20) 🗷		One Story	(101) 🗷 One
	Other2:		erl:	Other1:		Primary:	hard		Worn Out	(10)		Mobile Home	(100) 🗆 Mol
			Code:	Commercial Occupancy Code:	cial Occ	ommer			Residential Condition: 20	esidential	R	Style: 101	Single Family Style:
						Cost:		475	82,	Cost:		Buildin	
					Ft. :	Floor Sq. Ft. :	I	838		Floor Sq. Ft. :	Floor: F		
					Construction Date:	`onstructi	_	00	Date: 1900	Construction Date:	Construction Date: C	Constr	
				ients.:	Multiple. Improvements. :	√fultiple.∶	ī		rovements.:	Multiple. Improvements.	provements: N	Multiple Improvements:	
		al	Commercial						Residential				
F) 1	6	E)	D) 1	1	3	01	B)	A) 1		3	CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	Ω	Location	Zoning		Property Type	Pro	Status	1,705		1,035	670	
	ion Code	tion	Date of Sale Property Classificat	perty (ale Pro	ate of S	ַם		Total		Improvements	Imp	Land
0000	025		10005	0	00			4491		7alue	of Sale Assessed Value	Date of Sa	
Parcel	Blk	Area	Subdiv	ğ	Sect	Ring	Twn	GeoCde		-	170		000115700
			umber	Parcel Number	Pa				Useability & Code#	Useabili	Sale Number		Location ID
	Unified:	Uni		ed:	Affiliated:		91-0002	Base: 9	6/15/2023	6/:	1180	2023	91
			School District Code	ol Disti	Scho				Sale Date	82	Page	Book	Cnty No.

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of th	Exempt Number	Register of Deed's Use Only	Signature of Grantee or Authorized Representative	Name of Grantee of Aut	correct, and that I am duly authorized to sign this statement. Lisa Martinez-Whitmer McMbex	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	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	The West 58 feet of Lots Thirteen (13), Fourteen (14) Town of Red Cloud, Webster County, Nebraska	a ☐ No address assigned 18b ☐ 1	302 North Seward, Red Cloud, NE 68970	current parcel of land?	\$4,000		ce or Nephew	Vas ownerstrib uansterred in full? (If No, explain the division.) Yes No	Was transfer Lart of IHS like- kind exchange (J.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller Volume Transfer Distribution Easement Seller No Court Decree Exchange	Type of Deed Conservator Distribution Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	()	2		City Gould Estand SIME 69808000	Street-or Other Mailing Address ()	Grantor's Name (Seller) Maria Z. Valencia	5 Grantor's Name, Address, and Telephone (Please Print)	T County Name 2 County Number ▼	The	Good Life. Great Service. •To be filed with the Register of Deeds. •Re •If additional space is needed, add an attach
a copy of this document for your records.	BK 2023, Pg 1180	าไV For Dept. Use Only	Title Date	Phone Number 6/15/23		nt and that it is, to the best of my knowledge and belief, true, complete, and	24	instructions)	22 ^{\$} 4,000,00		(14) and Fifteen (15), Block Twenty-five (25), Original		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	Yes No \$	'I ~	LC LIC	Yes No No	cable Trust Revocable Trust State Sale Satisfaction of Contract Satisfaction of Contract	Land Contract/Memo	ts-Nonproducing State Assessits-Producing Exempt		NA Life Control of the Control of th	Phone Number (402) 746-0328 If Yes, is the grantee a 501(c)(3) organization? Yes No	Zip Coo	Street or Other Mailing Address 242 West 3rd	Grantee's Name (Buyer) Top Tier Properties, LLC	Address, and Telephone (Please Print)	3 Date of Sale/ Iransfer 4 Date of Deed 4 Date of D	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	Real Estate Transfer Statement 70 FORM To be filed with the Register of Deeds. •Read instructions on reverse side. 17 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 19 To be filed with the Register of Deeds. •Read instructions on reverse side. 10 To be filed with the Register of Deeds. •Read instructions on reverse side. 10 To be filed with the Register of Deeds. •Read instructions on reverse side. 11 To be filed with the Register of Deeds. •Read instructions on reverse side. 12 To be filed with the Register of Deeds. •Read instructions on reverse side. 12 To be filed with the Register of Deeds. •Read instructions on reverse side. 13 To be filed with the Register of Deeds. •Read instructions on reverse side. 14 To be filed with the Register of Deeds. •Read instructions on reverse side. 15 To be filed with the Register of Deeds. •Read instructions on reverse side. 16 To be filed with the Register of Deeds. •Read instructions on reverse side. 17 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions on reverse side. 18 To be filed with the Register of Deeds. •Read instructions of Deeds. •Read instructions

State of Nebraska Ss. County of Webster

In Page 11 Clerk's office of said county this 16 day of NOV A.D., 20.23 at 3:36 o'clock D.M. Recorded in Book 2023 on Page 1180 numerical index and filed for record in the Hacig county clerk

Comp

Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX 6

Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970

WARRANTY DEED

LLC, a Nebraska Limited Liability Company, conveys to Grantee, the following described real DOLLAR (\$1.00) and other valuable consideration received from Grantee, Top Tier Properties, Maria Z. Valencia and Roberto Parra, a married couple, Grantors, in consideration of ONE estate (as defined in Neb. Rev. Stat. 76-201):

The West 58 feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska

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; warrants and will defend title to the real estate against the lawful claims of all

Executed June /5, 2023.

Maria Z. Valencia

Roberto Parra

STATE OF NEBRASKA, COUNTY OF WEBSTER)

Z. Valencia, a married person. The foregoing instrument was acknowledged before me on June_ (5, 2023 by Maria

STATE OF NEBRASKA, COUNTY OF WEBSTER)

Roberto Parra, a married person. The foregoing instrument was acknowledged before me on June 16 ر 2023 by

Notary Public

Agricultural Land Sales Worksheet

	3.010	Lu lu	Non-AG TOTAL	n-AG]	No				355	Outbuildings	
			Other						S	Dwellings	
			Recreation	אַ							
			Home Sites	Ħ		51,820		31.790	ם	4D	
			Farm Sites	T		74,800		45.890	Ĭ	4D1	
	3.010	(1)	Roads						D	3D	
567,795	7.930	327	LAND TOTAL	AND T	AG I				1 1	3D1	
			Other						2D	2	
3,850	3.750	13	Waste						\(\)	2D1	
	L.470	11.	Accretion			15,445		5.940	ĪŪ	1	
			Shelterbelt/Tunber	Shelterb)1	DRYLAND 1D1	
15,840	1.680	31	ਨੂੰ			24,800		4.970	4A	4	
			4G1			42,915		8.600		4A1	
1,225	2.450		3G						3A	3	
			3G1				İ		11	3A1	
			2G					- 1	2A	2	
43,010	30.720	3(2G1	ŀ					11	2A1	
51,570	39.010	3.	16			134,910		24.800	1A		
107,610	76.860	7.	AND IGI	GRASSLAND	G				11	IRRIGATED 1A1	
VALUE:	ES:	ACRES:		LCG		VALUE:		ACRES:		LCG	
E) 0 F) 10	D) 3	C) 5	05	B)	A) 2			Irrigation Type:	Irrigat		
City Size Parcel Size	Location	Zoning	Property Type		Status	523,570				523,570	
ion Code	Classificat	Property	Date of Sale Property Classification Code	Œ		Total		Improvements	Im	Land	
1 000 0000	00000	0	12 15	4	4129		Value	Date of Sale Assessed Value	Date of S		
Area Blk Parcel	Subdiv /	t Qr	Rng Sect	Twn	GeoCde	05	4	171		002500600	_
	umber	Parcel Number				Useability & Code#	Useabi	Sale Number	Sale	Location ID	
Unified:		Affiliated:		01-0123	Base:	3/24/2022	3/	1183	2023	91 2	
	School District Code	thool Dist	S			Sale Date		Page	Book	Cnty No.	C

	 -	 		 	 			
		002500600 002510200	Comments from Com			CORRECTIVE 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:

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 iten

FORM **521**

	リングラン		
	Ze Recording Data	\$ EXEMPT # H	Mo. bay ab Yr. 33 \$ £X
For Dept. Use Only		Register of Deed's Use Only	
	Title	Representative	/Signature of Grantee or Authorized
Fnone Number	Attorney	nized pepresentative	sign Frimor type name of Granes-Sylvania
(402) 463-4500		sign this statement.	Mark A. Beck
edge and belief, true, complete, and	emption number " statement and that it is, to the best of my knowledge	ary stamp tax, list the exemption that I have examined this statement	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
24 000		(line 22 minus line 23)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
49	<u>llisu ucaous)</u>	(; co ; ; co)	E IND (II tes, etites upital attitudation it in the line) (See historicitoris)
		assumed	 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase?
		n this transaction	21 If agricultural, list total number of acres transferred in this transaction
		d.)	20 Legal Description (Attach additional pages, if needed.) See attached
	Hastings, NE 68901	and	18a 🔲 No address assigned 18b 🔽 Vacant land
om the Tax Statement Should be Sent	 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rutt Family Farms, LLC 1001 W. 1st Street 		18 Address of Property Rural Webster County
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	17 Was transfer through a real estate ag of the agent or title company contact.	12	16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No
, state the amount and interest rate.) %	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	7	14 What is the current market value of the real property? SEE GHOLNED
nd Step-child		Parents and Child	☐ Ex-spouse
[
Other	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self	, are the trustor and beneficiary relative or Nephew Family Corp., P	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the
sed for same use? (If No, state the intended use.)	12 Was real estate purchased for Yes No	e division.)	11 Was ownership transferred in full? (If No, explain the V Yes No
ontrac		ecree Exchange	Buyer Seller V No
le Trust Transfer on Death Trustee to Beneficiary	osure	ansfer ☐ Distribution ☐ Foreclosure	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange ht hunger or seller? Auction
Warranty		Executor	
Sheriff Other	Land Contract/Memo Partition	☐ Distribution ☐ Land (☐ Fasement ☐ Lease	8 Type of Deed Conservator Rill of Sale V Corrective
Exempt	Mineral Interests-Producing	Agricultural Recreational	Unimproved Multi-Family IOLL Commercial
State Assessed Mobile Home	Mineral Interests-Nonproducing	Industrial	☐ Improved ☐ Single Family
(C)	(B) Property Type	((A) Status
	n/a	B Chack C	n/a
	:		Email Address
a 501(c)(3) organization?	Phone Number (402) 463-4853 If Yes, is the grantee		er 8-4853
State Zip Code NE 68901	City Hastings	Zip Code 68901	City State Hastings NE
	Street or Other Mailing Address 1001 W. 1st Street	-	Street or Other Mailing Address 1001 IW. 1st Street
	Grantee's Name (Buyer) Ruft Family Farms, LLC		Grantor's Name (Seller) Rutt Family Properties, LLC
	tee's N		5 Grantor's Name, Address, and Telephone (Please Print)
Mo. Day Day Yr. Didd	Mo. Day カリーYr. みじめる	umber -	1 County Name 2 County Number WEBSTER - 91
urately completed.	The deed will not be recorded unless this statement is signed and tiems 1-25 are accurately completed.	and uniform space is necessary and an accommon and reason y	i i i i i i i i i i i i i i i i i i i

the Chicago, Burlington & Quincy Railroad right-of-way in Section Fifteen (15), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska: and Nebraska; and Value \$230,000

Four (4) North, Range Twelve (12) West of the Webster County, Nebraska; and The Southeast West Half of the Northeast Quarter (W2NE4) and the Quarter (SW4) of Section Fifteen (15), Township , Township

Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100 foot wide Bladen to Hildreth, Nebraska, Branch Line property, now discontinued, being 50 feet wide on each side of Railway Company's Main Track centerline as originally located and constructed upon, over and across the Southwest Quarter (SW4) and the Southeast Quarter (SE4) of Section Fifteen (15), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, bounded on the East and West by that portion of the Burlington Northern and Santa Fe Fast and West lines O H said S% of Section 15.

Value \$ 599,000

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 30 day of New A.D., 20 33, at 11.05 o'clock A.M. Recorded in Book 3033 on Page 1183-1184 County Clerk 16.00 o Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Patie 16-20-33
\$ Fxo. 17 \$44 By 11

Return to:
Beck Law Office, P.C., L.L.O.
P.O. Box 10
Hastings, NE 68902-0010

CORRECTIVE WARRANTY DEED

RUTT FAMILY PROPERTIES, L.L.C., a Company, GRANTOR, in consideration of CONSIDERATION received from GRANTEE, Nebraska Limited Liability Company, estate as described below FAMILY PROPERTIES, (as defined in Neb. Rev. Stat. 76-201): Company, RUTT FAMILY FARMS, conveys ONE DOLLAR AND OTHER VALUABLE Nebraska to GRANTEE the Limited L.L.C., real

Section Fifteen (15), Town Nebraska; part of the Southwest Quarter and Township the 6th Quincy Railroad P.M., Railroad right-of-way in Four (4) North, Range (SW%) lying North of Webster County,

The West Half of the Northeast Quarter (WANEW) and the Southeast Quarter (SWW) of Section Fifteen (15), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

Webster County, Nebraska, bounded on the East and F the East and West lines of said 5% of Section 15. over and across the Southwest Southeast Quarter (SE4) of Section Nebraska, Branch Line property, now discontinued, being 50 feet wide on each side of Railway Company's Main Track centerline as originally located and constructed upon, Railroad Company) 100 foot that portion of the Burlington Northern and Santa North, Range Southwest Quarter (SW4) and the) of Section Fifteen (15), Township Twelve (12) West of the 6th P.M., wide Bladen to Hildreth, Burlington & Quincy East and West by 6th P.M.,

March deed is intended to correct the 24, 2022, and recorded in Book 2022, Pages 873-874. original deed,

with GRANTEES that GRANTOR: GRANTOR covenants (jointly and severally, |-h more than one)

from (2) (3) encumbrances except is lawfully ly seised of such real estate and that it is free ces except for easements and restrictions of record; power and lawful authority to convey the same; free

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

Executed as of the 34/h day O |-h 2022.

Rutt Family Properties, L. Nebraska Limited Liability Company L.L.C.,

Ву:

Robb Rutt, Manager

Ryan Rutt, Manager

ву:

Ву: Regg Rutt Manager

Ву: Reed Rutt, Manager

STATE OF NEBRASKA

COUNTY OF ADAMS

and 24th day Nebraska Reed The Rutt, Managers of Rutt Limited Liability Company. foregoing 0 March instrument was 2022, Áq Robb Rutt, Ryan Rutt, Family Properties, acknowledged before me on

L.L.C., Regg Rutt

this

ζ'n

Notary Public

GENERAL NOTARY - State of Nebraska Sara E. Brown My Comm. Exp. Dec, 16 2025

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin											
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		į			nts:	Comments:				į	mo.	Comments from
									ļ			WD
			į					ent:	Adjustn	Reason for	mments and	Assessor Comments and Reason for Adjustment:
							:	+ or -):	Price (-	nt to Sale]	Adjustme	Assessor's Adjustment to Sale Price (+ or -):
nt	□ Excellent	(60)									Two Story Duplex	(305) □ Two
ood		(50)						□ Excellent	(60)		One Story Duplex	(304) □ One
	□ Good				(40)			□ Very Good	(50)		2 1/2 Story	(309) 🗆 21/2
O	□ Average		Above Average		(30) 🗆			□ Good	(40)		Split Level	(308) 🗆 Spli
Worn	☐ Badly Worn	(20)	зе	Average	(20) 🗆			Average	(30)		1 1/2 Story	(307) 🗆 11/
Out	□ Worn Out	(10)		Low	(10)			□ Fair	(20)		Two Story	(302) □ Two
	Condition:	Соп		 	Cost Rank:			□ Low	(10)		One Story	(301) One
			rame	Pole Frame	⑤ □			Residential Quality: 30	Resid		Duplex Style	Townhouse or Duplex Style:
		d Walls	Metal Frame and Walls		(5) 			· · · · · · · · · · · · · · · · · · ·			24	(106) □ Other
	Walls	Wood or Steel Framed Ext. Walls	or Steel l	1 1	(4)			□ Excellent	(60)		Bi-Level	(111) 🗆 Bi-I
	,	ıg Walls	Masonry Bearing Walls		(3)			□ Very Good	(50)	-	1 1/2 Story	(104) 🗆 11/
		Reinforced Concrete Frame	rced Con		(2)			☐ Good	(40)		Split Level	(103) 🗆 Spli
	rame	Fireproof Structural Steel Frame	oof Struct	Firepr	(1)			★ Average	(30)		Two Story	(102) 🗆 Two
		ın Class:	Commercial Construction Class:	rcial Co	Comme			Hadly Worn	(20)		One Story	(101) H One
	Other2:	#1:	Other1:		Primary:			□ Worn Out	(10)		Mobile Home	(100) Mo
		Code:	Commercial Occupancy Code:	rcial Oc	Comme		0,	Residential Condition: 25	 		l	Single Family Style:
					Cost:		55	138,055		Building Cost New:	Buile	
				Ft. :	Floor Sq. Ft. :		416	1,	Floor Sq. Ft. :	Floor:		
				Construction Date:	Construc		90	Construction Date: 1890	e: Constr	Construction Date:	Con	
			nents.:	Multiple. Improvements. :	Multiple.			Multiple. Improvements. :		Multiple Improvements:	Multiple I	
	al	Commercia						Residential				
F) 3	E) 6	D) 1	<u>н</u>	G	01	В)	A) 1		(BH)	TITH	cation: BLUE	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pro	Status	82,480	130	76,1	6,350	6
	ion Code	Date of Sale Property Classification Code	operty (Sale Pr	ate of	Ξ		Total	<i>82</i>	Improvements	H	Land
0000	017	20005	0 2	00			4133	e	ed Valu	Date of Sale Assessed Value	Date of	
Parcel	Area Blk	Subdiv A	Qrt	Sect	Rng	Тwп	GeoCde	1		172	00	000307800
		ımber	Parcel Number	P.				Useability & Code#	Use	Sale Number		Location ID
	Unified:		ted:	Affiliated:	074	91-0074	Base:	6/12/2023	5	1185	2023	91
		School District Code	ol Distr	Scho				Sale Date	()	Page	Book	Cnty No.

NEBRASKA

Amber L. Kucera Priprof Type Name of Grantee or Authorized Representative Negretary of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only About Day Al Yr. A3 \$7 Value of Stamp or Exempt Number Mo. Day Al Yr. A3 \$80. A5 Nebraska Department of Revenue Form No. 96-269-2008 For. 8-2019 Grantee — Retain a copy of this	21 If agricultural, list total number of acres transferred in this transaction	18a ☐ No address assigned 18b ☐ Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 1, 2, 3, and 4, Block 17, Original Town of Blue recorded plat thereof	tel of land? Hill, NE 68930	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes YNo Aunt or Uncle to Niece or Nephew Family Corp., Partner Brothers and Sisters Grandparents and Grandparents and Child	Bill of Sale Conservator Distribution Lasement Corrective Easement Nas transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? No Court Decree Exchange Grant Gift Seller No No No Court Decree Exchange Grant No No No No No No No N	assification Number. Check one box in categories A and B. Check os S W Single Family Industrial Agricultural Commercial Recreational	202 SW Railway St. City Blue Hill Phone Number / B Email Address	nd Telephone (Please Print)	NEBRASKA Good Life, Great Service. If additional space is needed, add an attact of the deed will not be recorded unless this statement of the deed will not be recorded unless the deed will not be recorded unless the deed will not
Sentative Sentative Grantee For Dept. Use Only Phone Number 6-12-2023 Date For Dept. Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this docum 2023 Jun 21 08:34 AM 281.25 Book 2023 Page 1185	ons) 22 \$ 23 \$ 24 \$ tit is, to the best of my knowledge and belief, tru	t8b ☐ vacant land lonal pages, if needed.) Block 17, Original Town of Blue Hill, Webster County, Nebraska, according to the of	Was the mortgage ass Yes V No Was transfer through of the agent or title co Name and Address of	(If Yes, chec ship, or LLC andchild	Land Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee Quit Claim Warranty	Cif property is also a mobile home. (B) Property Type (C) Mineral Interests-Nonproducing Exempt Exempt	202 SW Railway St. State State NE Zip Code 68930 Phone Number School Is the grantee a 501(c)(3) organization? Yes VNo Email Address NE State 700 Email Address	nd Telephone (Please Print)	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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 4 Date of De

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/21/23

Bk 2023, Pg 1185

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of June A.D., 2023, at 08:34 o'clock AM. Recorded in Book 2023 on Page 1185

Fee: \$10.00 By: AS Deputy Electronically Recorded

County Clerk

Return to: Prairie Title Inc., 420 West 5th Street, Hastings, NE 68901

WARRANTY DEED

HALLE G. STEPHENS, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to AMBER L. KUCERA, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots One (1), Two (2), Three Seventeen (17), Original Town County, Nebraska, according to thereof. to (3) of Blue the and Four (Blue Hill, recorded plat (4), Webster Block

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- \odot 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.

Dated: 2023.

STEPHENS

STATE OF NEBRASKA

COUNTY OF ADAMS

SS

2023, by Halle G. Stephens. The foregoing warranty deed was acknowledged before me on

GENERAL NOTARY - State of Nebraska JENNIFER KRINGS My Comm. Exp. July 24, 2025

Notary Public -

My commission expires:

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti						!				
					VII.5.					700	000148700
			į		ents:	Comments:				rom	Comments from
			į	}							
											2
								tment:	Assessor Comments and Reason for Adjustment:	mments and Re	Assessor Co
								(+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Adjustment	Assessor's
ent	☐ Excellent	(60)								Two Story Duplex	(305) 🗆 Two
Jood	☐ Very Good	(50)						□ Excellent	(60)	One Story Duplex	
		(40)		1	(40)			□ Very Good	(50)	2 1/2 Story	(309) 🗆 21/
ge	□ Average	(30)	Above Average	1	(30)			□ Good	(40)	Split Level	1
Wom	□ Badly Worn	(20)	lge 1	1 Average	(20)			* Average	(30)	1 1/2 Story	(307) 🗆 11/
Out) U Wom Out	(10)		Low	(10)			□ Fair	(20)	Two Story	(302) 🗆 Tw
	Condition:	Con		III.	Cost Rank:			□ Low	(10)	One Story	(301) 🗆 One
			rame	□ Pole Frame	9			Residential Quality: 30	Resi	I ownhouse or Duplex Style:	I ownhouse o
		nd Walls	Metal Frame and Walls		(5) 🗆			Priji-Topytoshuka		er	(106) □ Other
	Walls	Wood or Steel Framed Ext.	d or Steel	□ Wood	(4) [(60)	Bi-Level	(111) D Bi-J
		ng Walls	Masonry Bearing Walls		(3) 			□ Very Good	(50)	1 1/2 Story	(104) 🗆 11/
		Reinforced Concrete Frame	orced Co	□ Reinf	(2)				(40)	Split Level	(103) 🗆 Spl
	rame	Fireproof Structural Steel Frame	roof Struc	□ Firepı	(1)			□ Average	(30)	Two Story	(102) 🗆 Tw
		Commercial Construction Class:	onstructi	ercial Co	Comm			★ Badly Worn	(20)	One Story	(101) H On
	Other2:	erl:	Other1:		Primary:			□ Worn Out	(10)	bile Home	(100) Mobile Home
		Code:	Commercial Occupancy Code:	ercial O	Comm			Residential Condition: 20	 	1	Single Family Style:
					Cost:		135	150,	Building Cost New: Cost :	Buildin	
				.Ft. :	Floor Sq. Ft. :		940	Floor Sq. Ft. : 9.	Floor: Floor	-	
			Υ.	Construction Date:	Constru		15	Construction Date: 1915	Construction Date: Cons	Constr	
			ments.:	Multiple. Improvements. :	Multiple			Multiple. Improvements. :		Multiple Improvements:	
	11	Commercia						Residential			
F) 2	E) 6	D) 1) 1	C)	01	В)	A) 1		CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type		Status	39,910	38,270	,640	1,
	ion Code	Classification Code	Date of Sale Property	Sale Pı	Date of	I		Total	Improvements		Land
0000	002	10045	0	00			4371	ue	Date of Sale Assessed Value	Date of Sa	
Parcel	Area Blk	Subdiv A	Ont	Sect	Ring	Twn	GeoCde	1	173		000148700
		umber	Parcel Number	P				Useability & Code#	Sale Number U		Location ID
	Unified:	*	ited:	Affiliated:	002	91-0002	Base:	6/23/2023	1217	2023	91
		School District Code	ool Dist	Sch				Sale Date	Page	Book	Cnty No.

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

521 FORM

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 Phone Number

403 746
Email Address

N/a sign 21 If agricultural, list total 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 23 Was non-real property included in the purchase? 18a No address assigned 18 Address of Property 605 N Cherry Street 16 Does this conveyance divide a current parcel of land? CHY POR A 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.) Webster County, Nebraska Red Cloud, NE 68970 Street or Other Mailing Address 5 Grantor's Name, Address, and Telephone (Please Print) Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Radcliff's Addition to the City of Red Cloud, \$57,700 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. Grantor's Name (Seller)
Lucas Slieter and Erin Slieter Mo. County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Yes Buyer ✓ Improved Bill of Sale DEPARTMENT OF REVENUE Yes Cemetery Ī Unimproved Day Print or Type Name of Grantee or Authorized Representative Signátule of Gra Marilyn Fritzler Clou No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **S** 8 روا S No 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 that I am duly authorized to sign this statement. Seller س Death Certificate – Transfer on Death |` ;≾ Corrective Conservator Single Family

Multi-Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4341 Aunt or Uncle to Niece or Nephew S No Commercial Multi-Family 2 WEBSTER - 91 Ex-spouse Brothers and Sisters 700 18b 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. or Authorized Representative 10 Type of Transfer Vacant land ↔ Register of Deed's Use Only
Value of Stamp or Exempt Number 28 Auction Court Decree County Number 8 Ŋ Recreational Agricultural Industrial Exchange 6 Distribution] Easement Executor Easement 200 Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild 1 Grantor Trust Gift ☐ Foreclosure Mineral Lease (B) Property Type Title 19 Name and Grantee Email Address n/a 7 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address 605 N Cherry St 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Red Cloud Phone Number (785) 221-8973 Grantee's Name (Buyer) Marilyn Fritzler シカ・ 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.) ves Montgomery Auction & R No Name and Address of Person to Whom the Tax Statement Should be Sent Kana3,ta Partition Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No Day Q **** No Quit Claim Partition] Personal Rep. Step-parent and Step-child Self Grantee Spouse ı ج ✓ Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust V 2023 Sheriff
Trust/Trustee
Warranty 4 Date of Deed ☐ Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed S o 13 24 23 Other Trustee to Beneficiary Other (Explain) Day Transfer on Death Other_ Phone Number 6/13/20 22 4. For Dept. Use Only (785) 221-8973 57,700<u>,</u>00 57,700,00 Mobile Home Yes Zip Code 68970 /2023 <u>ල</u> 2023 ₹ 8 8

Entered on the numerical index and filed for record in the Clerk's office of said county this 33 day of June A.D., 20 3 3 at 1:59 o'clock DM. Recorded in Book 3b3 on Page 12-17 on Page State of Nebraska ss. County of Webster County Clerk W

NEBHASKA DOCUMENTARY XTAMP TAX ドープマープ

lpd |

_Comp___Assessor__

Carded

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

WARRANTY DEED

Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): (\$1.00) and other valuable consideration received from Grantee, Marilyn Fritzler, convey to Lucas Slieter and Erin Slieter, husband and wife, Grantors, in consideration of ONE DOLLAR

Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Lucas Slieter Erin Slieter

Executed

ellene

عالم , 2023.

STATE OF NEBRASKA

) ss.

li L

, 2023 by

The foregoing instrument was acknowledged before me on June Lucas Slieter and Erin Slieter, husband and wife. COUNTY OF WEBSTER

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

Notary Public

My commission expires:

Agricultural Land Sales Worksheet

(Continue on back)									
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			nts:	Comments:	1	1 1 1			Con
					W W W W W		BEIWEEN BROTHER	WU; IRANOFEK	
			:			ustment:		essor Comments a	Assı
	Value:	apture V	Total Recapture		-):	ice (+ or	Assessor's Adjustment to Sale Price (+ or -):	sessor's Adjusti	Ass
27,680	. 530	18	TOTAL	Non-AG	300,560			Outbuildings	
			Other					Dwellings	
		'	Recreation	1 -1-1					
			Home Sites	H	155,595		95.460	4D	
27,680	2.000	2	Farm Sites]	30,195		18.520	4D1	
	.530	16.	Roads					3D	
2,889,250	.750	882	TOTAL	AG LAND TOTAL	12,775		5.590	3D1	
			Other		7,630		3.340	2D	
1,275	. 550	2	Waste					2D1	İ
	.110	8	Accretion		368,600		141.770	1D	
			Shelterbelt/Timber	Shelterb	376,660		144.870	DRYLAND IDI	U
16,650	.300	33.	4G		238,180		47.730	4A	
1,275	. 550	2	4G1		66,220		13.270	4A1	
70	.140	0.	3G					3A	
			3G1					3A1	
			2G		279,910		53.520	2A	
60,895	. 500	43.	2G1					2A1	
37,890	27.230	27	1G		250,240		46.000	1A	
26,775	.120	19.	ND 1G1	GRASSLAND	958,415		176.180	IRRIGATED 1A1	11
VALUE:	S:	ACRES:		LCG	VALUE:	Ą	ACRES:	LCG	
E) 0 F) 10	D) 2	ී	01	A) 1 B)			Irrigation Type:	Į	
City Size Parcel Size	Location	Zoning	Property Type	Status Pro	3,217,490	ω	300,560	2,916,930	
ion Code	Classification Code	Property (Date of Sale Property	I	Total		Improvements	Land	
000 0135	00000	0	11 7	4131 4		Value	e of Sale Assessed Value	Date	
Area Blk Parcel	Subdiv A	ct Ont	Rng Sect	GeoCde Twn		4	174	002107600	0
	ımber	Parcel Number			Useability & Code#	Useabil	Sale Number	Location ID	1
Unified:		Affiliated:	ω	Base: 01-012	6/6/2023	6/	3 1218	91 2023	
	ict Code	School District Code	S		Sale Date	700	c Page	Cnty No. Book	C
			,	OTEN					

26 Date Deed Recorded sign 21 If agricultural, list total number of acres transferred in this transaction see attachment 20 Legal Description (Attach additional pages, if needed.) 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 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 11 Was ownership transferred in full? (If No, explain the division.) Yes No 5 Grantor's Name, Address, and Telephone (Please Print) Good Life, Great Service. which is being conveyed See attachment for legal descriptions and total number of acres of agricultural property, one-half of 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. heiden@charter.net (402) 845-6565 City Hastings Street or Other Mailing Address 1627 Apache Ave. Grantor's Name (Seller) Linda K. Heiden and Erwin R. Heiden NEBRASKA \$1,074,361 County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status ☐ Buyer Unimproved <u>≺</u> Improved ☐ Cemetery DEPARTMENT OF REVENUE 6 Bill of Sale 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 36 Yr. 23 Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Kevin W. Karr ☑ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) S S] Seller ✓ No 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 Aunt or Uncle to Niece or Nephew a current parcel of land' WEBSTER - 91 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. 18b ✓ Vacant land 10 Type of Transfer €7) Auction Value of Stamp or E Court Decree NE State **Real Estate Transfer Statement** Agricultural Recreational Register of Deed's Use Only Industrial Exchange Easement Executor Distribution Easement Distribution Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC beneficiary relatives? (If Yes, check the appropriate box.) 68901 Grantor Trust Foreclosure Gift Mineral Lease ☐ Land Contract/Memo (B) Property Type Title Mineral Interests-Nonproducing Bladen Bladen, NE 68928 2347 Road 750 Kevin W. Karr and Mary L. Karr 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 6 Grantee's Name, Address, and Telephone (Please Print) Email Address kevin.karr54@gmail.com Phone Number (402) 460-8514 Street or Other Mailing Address 2347 Road 750 Grantee's Name (Buyer) Kevin W. Karr and Mary L. Karr 3 Date of Sale/Transfer 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.) Yes Partition ☐ Irrevocable Trust ☐ Revocable Trust Life Estate ERRE Data . Day _ Was real estate purchased for same use? (If No, state the intended use.) Yes No No No No ☐ Quit Claim 06 Yr. Partition Step-parent and Step-child Personal Rep. Grantee Self Spouse ✓ Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2023 ☐ Trust/Trustee ✓ Warranty Sheriff ☐ Yes State Assessed Exempt 4 Date of Deed Мо. | 24 22 23 €9 90 ц Day Other (Explain) ☐ Trustee to Beneficiary Transfer on Death Other 6/26 Date For Dept Use Only Phone Number 90 1,074,360,64 1,074,360|64 (402) 460-8514 <u>.</u> 521 **FORM** Zip Code 68928 Mobile Home Yes Yes 2023

No

%

<u>√</u> ₹ ₹

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

2023

0,00

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Questions 14 and 20

Current Market Value of the parcels described below is \$1,074,360.64, which has been established by negotiation between Sellers and Buyers.

B(2). A tract of land located in the Northeast Quarter (NE1/4) of Section Seven (7), township Four (4) North, Range Eleven (11) West of the 6 th P.M., in the Village of Bladen, Webster County, Nebraska	B(1). A tract of land 660 feet by 330 feet located in the Northeast Quarter (NE1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska	A(6). One-half of Northeast Quarter (NE½) of Section Twelve (12), Township Four (4) North, Range Twelve (12) West of the 6 th P.M., Webster County, Nebraska (161.27 acres)	A(5). One-half of Southwest Quarter (SW½) and the South Half of the Northwest Quarter (S½NW½) of Section Two (2), Township Four (4) North, Range Twelve (12) West of the 6 th P.M., Webster County, Nebraska (234.46 acres)	A(4). One-half of Southwest Quarter (SW ¹ /4) of Section Thirty-two (32), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska (159.01 acres)	A(3). One-half of Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska, less Exceptions (acres included in A(1) above)	A(2). One-half of Northwest Quarter (NW¼) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska (156 acres)	A(1). One-half of Northeast Quarter (NE¼) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska, less exceptions (190.542 acres)	Torol Dogwistions
\$80,060 Iska	\$32,525	\$228,653	\$260,208	\$171,148	(incl in A(1) above)	\$212,333	Current market value (assessed value) \$554,130	

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this do day of Uhre A.D., 20 a3, at 10:35 o'clock A.M. Recorded in Book aDa3 on Page 1218-1219 county Clerk (b. 20 a) beputy

NEBRASKA DOCUMENTARY STAMP TAX Date 6-26-33

Comp

Assessor

Carded

Return Address: Sullivan Shoemaker P.C., L.L.O.; Attn: D. Charles Shoemaker; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED

described real estate (as defined in Neb. Rev. Stat. Section 76-201): wife, GRANTEES, as joint tenants and not as tenants in common, the following which is hereby acknowledged, convey to Kevin W. Karr and Mary L. Karr, husband and consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of Linda K. Heiden and Erwin R. Heiden, wife and husband, GRANTORS, in

A one-half interest in the following described real estate:

the Register of Deeds of Webster County, Nebraska 5-acre parcel previously conveyed by a deed recorded at Book 2012, Page 1331 of Northeast Quarter (NE1/4), Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except a

recorded at Book 2016, Page 2804 of the Register of Deeds of Webster County, Webster County, Nebraska, except a tract previously conveyed by a deed (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section Seven

Eleven (11) West of the 6th P.M. in Webster County, Nebraska Northwest Quarter (NW 1/4), Section Seven (7), Lownship Four (4), Range

of the 6th P.M., in Webster County, Nebraska ½NW½), Section Two (2), Township Four (4) North, Range Twelve (12) West Southwest Quarter (SW1/4) and the South Half of the Northwest Quarter (S

Range Eleven (11), Webster County, Nebraska Southwest One-Quarter (SW1/4), Section Thirty-two (32), Township Four (4),

Range Twelve (12) West of the 6th P.M., Webster County, Nebraska Northeast Quarter (NE ¼), Section Twelve (12), Township Four (4) North,

GRANTORS: GRANTORS covenant, jointly and severally, with GRANTEES that

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

Executed: JUNE 641, 2023.

inda K. Heiden

Erwin R. Heiden

STATE OF NEBRASKA

) SS:

The foregoing instrument was acknowledged before me on 2023 by Linda K. Heiden, wife of Erwin R. Heiden.

GENERAL NOTARY - State of Nebraska
DIANE ENGLAND
My Comm. Exp. April 26, 2024

AND 26, 2024

Wiene Englower Notary Public

STATE OF NEBRASKA

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 2023 by Erwin R. Heiden, husband of Linda K. Heiden.

GENEFAL NOTARY - State of Nabraska NANCY R. KRAFTZIK My Comm. Eq. April 18, 2027

MotaryPublic Kafe

Agricultural Land Sales Worksheet

(Continue on back)	(Contin									
										001#02
					Comments:	Co			rom	Comments from
							Istinant:	JTWD	шшены ан	JTWD
		Value:		Total Recapture	10		3e (+ or -):	Assessor Commonts and Boson for Adjustment to Sale Price (+ or -):	Adjustm	Assessor's
0+0,04			١			TAOL	;	2		.
70		070	n	Other	Other Other	Non	4 230		Dwellings Outbuildings	Out
				Recreation	Reci	1				
12,700		4.070	4	Home Sites	Hom		A CONTROL OF THE PROPERTY OF T		<u>4</u> b	
13,840		1.000	Н	Farm Sites	Fam				4D1	
				Roads					3D	
	:			TAL	AG LAND TOTAL	AGLA			3D1	į
				Other					2D	
				Waste					2D1	
				Accretion	Ac				ID	
				Timber	Shelterbelt/Timber	4S			101	DRYLAND
				4G					4A	
				4G1					4AI	
				3 G				•	3A	
				3G1					3A1	
				2G					2A	
				2G1					2A1	
				1G					1A	
) 1G1	GRASSLAND	GR.			1A1	IRRIGATED
UE:	VALUE:	S:	ACRES:		LCG		VALUE:	ACRES:		LCG
F) 6	E) 0	D) 3	ු 5	05	в) (A) 1		Irrigation Type:	Ir	
Parcel Size	City Size	Location	Zoning	ју Туре	Property Type	Status	30,770	4,230	,540	26,
	on Code	Classification Code	Date of Sale Property	of Sale	Date		Total	Improvements		Land
0000	1 000	00000	0	10 5	1 1	4489	⁷ alue	Date of Sale Assessed Value	Date	
Parcel	Area Blk	Subdiv A	t Qr	Rng Sect	Twn F	GeoCde	1	175	100	001402400
		umber	Parcel Number				Useability & Code#	Sale Number	ID CI	Location ID
	Unified:		Affiliated:		91-0002	Base: 9:	6/26/2023	1227	2023	91
		rict Code	School District Code	Sc			Sale Date	Page	Book	Cnty No.

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 iter

FORM **521**

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by Neb. F	Nebraska Department of Revenue
	Recording Data の大 3の2名 Paコ	Mo. Le Day Ate Y: 33 \$ 18.15
For Dept. Use Only	Only	/ Reg
Date	Title	here Signature of Grantee or Authorized Representative
Phone Number	Attorney	waime of G
(402) 746-3613		Kory McCracken
omplete, and	ement and that it is, to the best of my knowledge and belief, true, complete, and	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am drily authorized to sinn this statement
	tion number	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
35,000,00		24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	ee instructions)	☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
35,000 <mark>,</mark> 00		22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		See Attached
		20 Legal Description (Attach additional pages, if needed.)
		18a No address assigned 18b Vacant land
	Same as Grantee	1433 rwy 130 Red Cloud, NE 68970
Should be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent	18 Address of Property
? (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	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No
interest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☑ No \$	14 What is the current market value of the real property? \$30,770
- Marie	d Child Step-parent and Step-child	☐ Ex-spouse ☐ Parents and Child
	Spouse	☐ Brothers and Sisters
er	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check ☐ Yes ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC
	✓ Yes No	
Other (Explain)	Grantor Trust Partition Satisfaction of Contract O	er
Trustee to Beneficiary	Life Estate Sale	was unlivery part of the first of the schange (LRC, § 1031) Exchange) by buyer or seller? How the schange of
in the state of th	Quit Claim Warranty	icate – Transfer on Death Executor
Other	stee	Bill of Sale Corrective Distribution Easement
	is-Producing Exempt	IOLL Commercial Recreational
1 Mobile Home	cing	Single Family
(C)	(B) Property Type	(A) Status
	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.
Indation? Yes WNo	(760) 590-8429 If Yes, is the grantee a 509(a) foundation?	(402) 519-3723 Email Address
\dashv	Phone Number	
Zip Code	-	State
	Street or Other Mailing Address 909 Armory Rd 311	Street or Other Mailing Address
	Grantee's Name (Buyer) Scot O'Brien and Amanda O'Brien	Grantor's Name (Seller) Aaron Sheltrown and Sherika Sheltrown
	none (Please P	5 Grantor's Name, Address, and Telephone (Please Print)
1 × 2 × 3	Mo. 6 Day 7, 23 Mo. 6 Day	County Name 2 County Number WEBSTER - 91
	_ 2	
	I additional space is needed, add an attachment and identity the applicable item number.	o if additional space is freeded, and an au-

thence S00°00'00"W a distance of 185.74 feet to a point; thence N90°00'00"E a distance of said R.O.W. to a point; thence N88°35'56"W a distance of 161.06 feet on said R.O.W. to a point; distance of 9.97 feet on said R.O.W. to a point; thence S89°48'18"W a distance of 149.89 feet on thence S89°47'30"W a distance of 299.94 feet on said R.O.W. to a point; thence S00°00'00"W a R.O.W. line to a point; thence N00°59'35"E a distance of 15.00 feet on said R.O.W. to a point; Point of Beginning, containing 5.07 acres more or less. 1202.63 feet to a point on the 1/4 Section line; thence N01°12'54"E a distance of 178.54 feet to R.O.W. line of U.S. Highway No. 136; thence S89°59'15"W a distance of 595.93 feet on said line 57.41 feet South of the N1/4 corner of said Section 5, said point being on the Southerly assuming the North line of said NW1/4 bears S90°00'00"W; Beginning at a point on the 1/4 Section West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and A tract of land located in the NW1/4 of Section Five (5), Township One (1) North, Range Ten (10)

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 24 day of une A.D., 20 a3, at 2:46 o'clock D.M. Recorded in Book 20 a on Page 1227-1228 county Clerk 16.00 Comp Assessor Carded Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date しょうんうう3
\$ 76-75 By ひ

JOINT TENANCY WARRANTY DEED

tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat acknowledged, convey to Scot O'Brien & Amanda O'Brien, husband and wife, as joint consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby Aaron Sheltrown and Sherika Sheltrown, husband and wife, GRANTORS, in

distance of 161.06 feet on said R.O.W. to a point; thence S00°00'00"W a distance of 178.54 feet to Point of Beginning, containing 5.07 acres more or distance of 185.74 feet to a point; thence N90°00'00"E a distance of distance of 149.89 feet on said R.O.W. to a point; thence N88°35'56"W a distance of 9.97 feet on said R.O.W. to a point; thence S89°48'18"W a distance of 299.94 feet on said R.O.W. to a point; thence S00°00'00"W a a distance of 15.00 feet on said R.O.W. to a point; thence S89°47'30"W a distance of 595.93 feet on said R.O.W. line to a point; thence N00°59'35"E Southerly R.O.W. line of U.S. Highway No. 136; thence S89°59'15"W a 1202.63 feet to a point on the 1/4 Section line; thence N01°12'54"E a feet South of the N1/4 corner of said Section 5, said point being on the NW1/4 bears S90°00'00"W; Beginning at a point on the 1/4 Section line 57.41 more particularly described as follows and assuming the North line of said North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; A tract of land located in the NW1/4 of Section Five (5), Township One (1)

GRANTEES that GRANTORS: GRANTORS covenant (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 June _____, 2023.

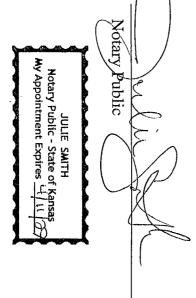
Aaron Sheltrown

Sherika Sheltrown

STATE OF COUNTY OF_

Aaron Sheltrown and Sherika Sheltrown, husband and wife. The foregoing instrument was acknowledged before me on June , 2023, by

Comm. expires 4/11/27



Agricultural Land Sales Worksheet

(Continue on back)					
					001501100
		Comments:			Comments from
			ment:	Assessor Comments and Reason for Adjustment: JTWD; SALE BETWEEN BROTHER & S	JTWD; SALE B
	apture Value:	Total Recapture	(+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjust
13,840	4.600	Non-AG TOTAL	845		Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites			4D
13,840	1.000	Farm Sites			4D1
	3.600	Roads			3D
194,275	151.630	AG LAND TOTAL			3D1
		Other			2D
1,095	2.190	Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND IDI
40,110	40.110	45			4A
		4G1			4A1
		3G			3A
155	0.110	3G1			3A1
		2G			2A
13,555	9.680	2G1			2A1
116,525	83.230	1G			1A
22,835	16.310	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 1 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	208,960	845	208,115
tion Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 0000	5 1 00000	4373 2 10 25	ue	Date of Sale Assessed Value	Da
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	4 05	176	001501100
	Parcel Number		Useability & Code#	Sale Number 1	Location ID
Unified:	Affiliated:	Base: 91-0002 Aff	3/30/2023	3 1230	91 2023
-	School District Code	S	Sale Date	k Page	Cnty No. Book
		AN OT KOTICEL	V		-

Real Estate Transfer Statement To be filled with the Register of Deeds. Read instructions on reverse side. 176

FORM **521**

Nebraska Department of Heal ESTATE ITAL TO be filed with the Register of Deeds.	sid -	521
	If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	
WEBSTER - 91	3 Date of Sale/ Iranster Mo. 03 Day 20 Yr. 2023 Mo. 03 Day	∑ Yr. 2023
100	, and Telephor	1 1
Grantor's Name (Seller) Julie & Douglas Stitt	Grantee's Name (Buyer) Terry W. & Fawn L. Hoit	
Street or Other Mailing Address 1282 Hwy 136	Street or Other Mailing Address 1815 Rd L	
City State Zip Code Red Cloud NE 68970	City Red Cloud	SS OS SS OS
2746		
Email Address N/a	Email Address n/a	
assification Number. Check one box in categories A and B.	Check C if property is also a mobile home.	T T T T T T T T T T T T T T T T T T T
Circle Carelle	7	(0)
Unimproved Single ramily Industrial Multi-Family Agricultural	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home
IOLL Commercial Recreational		
8 Type of Deed Conservator Distribution LL Bill of Sale Corrective Easement LL	Land Contract/Memo	Other
Cemetery Death Certificate - Transfer on Death Executor	Quit Claim Warranty	
y was tile property purchased as 10 type of inansier Distribution Fore part of an IRS like-kind exchange? Auction Easement Gilt	sciosure Inevocable irust Hevocable irust Life Estate Sale	Iranster on Death Trustee to Beneficiary
on.)	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partner	(If Yes, check the ap ship, or LLC	
Ex-spouse	Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	terest rate.)
lo uoes mis conveyance divide a current parcei of land? ☐ Yes	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	npany? (If Yes, include the name
18 Address of Property Rural Property	Address of Person to Whom the Tax States	nent Should be Sent
Webster County, NE 18a No address assigned 18b Variant land	sallie as Glallee	
20 Legal Description		1
SEE DESCRIPTION ATTACHED		
22 Total purchase price, including any liabilities assumed	8	260,600,00
23 Was non-real property included in the purchase? Yes 🔽 No (If Yes,		0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	260,600,00
the docum s of law, I d duly authoriz	on number nent and that it is, to the best of my knowledge and belief, true, complete, and	plete, and (402) 746-3613
here September of Grafines of Authorized Representative	Attorney	Phone Number One T-33 Date
gister of Deed's Use	Only 28 Recording Data	For Dept. Use Only
Mo. 10 Day 77 Yr. 20 \$ 587.25 Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	3, 191230	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Town the too recordings, adjusted and control flow, 1-2014		

Section line a distance of 500 feet to the point of beginning. deflecting 90° North a distance of 300 feet to a point on the Section line; Thence East along the 90° South a distance of 300 feet; Thence deflecting 90° West a distance of 500 feet; Thence Grantees described as follows: Commencing at the Northeast corner of said Section 25; Thence West along the Section line a distance of 560 feet to the point of beginning; Thence deflecting (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT the tract previously conveyed to The Northeast Quarter (NE¹/₄) of Section Twenty-five (25), Township Two (2) North, Range Ten

State of Nebraska Sss. County of Webster

PILM Assessor County Clerk

Deputy Carded Deputy

> MEBRASKA DOCUMENTARY

JOINT TENANCY WARRANTY DEED

convey to Terry W. Hoit and Fawn L. Hoit, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): (\$260,600.00) and other valuable consideration, receipt of which is hereby acknowledged, TWO HUNDRED SIXTY THOUSAND SIX HUNDRED AND NO/100 DOLLARS Julie Stitt and Douglas Stitt, wife and husband, GRANTOR, in consideration of

distance of 500 feet to the point of beginning. feet to a point on the Section line; Thence East along the Section line a West a distance of 500 feet; Thence deflecting 90° North a distance of 300 Thence deflecting 90° South a distance of 300 feet; Thence deflecting 90° West along the Section line a distance of 560 feet to the point of beginning: follows: Commencing at the Northeast corner of said Section 25; Thence Nebraska, EXCEPT the tract previously conveyed to Grantees described as (2) North, Range Ten (10) West of the 6th P.M., Webster County, The Northeast Quarter (NE½) of Section Twenty-five (25), Township Two

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 March S ر 2023.

Julie Stitt

Douglas Stift

STATE OF NEBRASKA, COUNTY OF WEBSTER SS.

2023, by Julie Stitt and Douglas Stitt, wife and husband The foregoing instrument was acknowledged before me on March 8

Comm. expures

GENERAL NOTARY - State of Nebraska
DANA L. SUITERFIELD
My Comm. Exp. October 1, 2025

Phone/Fax: (402) 746-3613

Notary Public

Page I of I Pages

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sal	Sale Date				Schoo	ol Disti	School District Code			
91	2023	1235	6/17	6/17/2023	Base: 9	91-0002		Affiliated:	ed:		Unified:	led:	
Location ID		Sale Number	Useability	Useability & Code#				Pa	Parcel Number	umber			
000110000		177	4	05	GeoCde	Twn	Rng	Sect	웕	Subdiv	Area	Blk	Parcel
	Date of Sa	Date of Sale Assessed Value	Value		4371			00	0	10005		017	0000
Land	Impr	Improvements	H	Total		Dat	e of Sa	le Pro	perty	Date of Sale Property Classifica	tion Code	ode	
1,:	915	83,535		85,450	Status	Prope	Property Type		Zoning	Location	LJ	City Size	Parcel Size
Assessor Location:	RED	CLOUD (RC)	c)		A) 1	В)	01	$\overline{}$	н	D) 1	Ē	თ	F) 2
				Residential				ŀ		Commerci		İ	
	Multiple Improvements:		Multiple. Improvements. :	vements.:		Mı	Multiple. Improvements.:	nprovem	ents.:				
	Constru		Construction Date :	te: 1942	12	C)	Construction Date :	n Date :					
			Floor Sq. Ft. :	1,068	8	Flc	Floor Sq. Ft. :	:					
	Building	Building Cost New:	Cost:	122,875	75	Cost	st:						
Single Family Style:	tyle: 101		Residential Condition:	ondition: 35	0,	Co	Commercial Occupancy Code:	ial Occ	upancy	Code:			
(100) Mobile Home	e Home		(10) 🗆 W	Worn Out		Pa.	Primary:		Other1:	er1:	C	Other2:	
(101) X One Story	tory	:	(20) D Ba	Badly Worn		8	mmerc	ial Con	structi	Commercial Construction Class:			
(102) Two Story	tory		(30) M Av	Average		0	(3)	Firepro	of Struc	☐ Fireproof Structural Steel Frame	Frame		
(103) □ Split Level	evel		(40) E E Go	Good		(2)		Reinfo	ced Co	Reinforced Concrete Frame	76		
	Story			Very Good		(3)		Mason	y Bean	Masonry Bearing Walls			
(111) U BI-Level	/eI		(60) LI EX	Excellent		ð (4	□ □	Wood	or Steel	Wood or Steel Framed Ext. Walls	t. Wall	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
Townhouse or Duplex Style:	uplex Style:		Residential Quality:	uality: 30		<u> </u>		Pole Frame	ame				
(301) ☐ One Story	tory		(10) □ Low	W		င္ပ	Cost Rank:	n		Co	Condition:	8	
(302) Two Story	tory		(20) 🗆 Fair	Ħ.		(10)	0)	Low		(10		(10) U Worn Out)ut
(307) □ 11/2 Story	story		(30) 🗷 Av	Average		(20)		Average	(0)	(20)		Badly Worn	Vom
(308) ☐ Split Level	,evel		(40) GG	Good		(30)		Above	Above Average	(30)		Average	
(309) □ 21/2 Story	story		(50) 🗆 Ve	Very Good		(40)		High				Good	
(304) □ One S	One Story Duplex		(60) 🗆 Ex	Excellent						(50))	Very Good	boc
(305) 🗆 Two S	Two Story Duplex									(60))	Excellent	ıt
Assessor's Adjustment to Sale Price (+ or -):	djustment 1	to Sale Pri	ce (+ or -)		:								
Assessor Comments and Reason for Adjustment:	ments and Re	ason for Ad	justment:										
WD; TRAN	TRANSFER BETWEEN PARENT	EEN PAR	R	CHILD									i i
Comments from	B				C	Comments:	Si.						
000110000	0							i	!				
												(Contin	(Continue on back)

***************************************	دَ
	1

Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 EXEMPT SA Pay 30 Yr. 33 \$ EXEMPT SA Pay 30 Yr. 34 Yr	Under penalties of law, I declare that I have examined this statement and correct, and that I am duly authorized to sign this statement. Bridget Daehling Print or Type Name of Grantee or Authorized Representative Signature of Chartee or Authorized Regresentative Title	22 Total purchase price, including any liabilities assumed	18a ☐ No address assigned 18b ☐ Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Eighteen (18), Nineteen (19), Twenty (20) and the South Half (S1/2) Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction	Cloud, NE 68970	S C C C C C C C C C C C C C C C C C C C	Ease Executive istribution assemution assemution or and or and or and or assemution or and or	ssification Number. Check one box in categories A and B. Check (Variable Commercial Comm	Grantor's Name (Seller) Nancy H. Krejci and Mark Krejci Street or Other Malling Address 10.35 N 32M State City Onuna N C (2015) Phone Number 402-981-0745 Email Address	Scool Life. Great Service. Good Life. Great Service. I County Name 1 County Name County Name County Number County Number WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)
Exempt Number 28 Recording Data BK 20.33 Authorized by Neb. Rev. Stat. §5 76-214, 77-1327(2) PRetain a copy of this document for your records.	int and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-2242 Phone Number 6/2/6/12023	22 \$ 0,00	Twenty (20) and the South Half (S1/2) of Lot Twenty-one (21), Block Red Cloud,Webster County, Nebraska	of the agent or title company contact.)	Grandchild Spouse Grandchild Spouse Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount and in the state of the state	lemo Partition Sheriff Personal Rep. Trust Trustee Quit Claim Warranty revocable Trust Revocable Trust fe Estate Sale artition Satisfaction of Contract 12 Was real estate purchased for same use check the appropriate box.)	☐ State Assessed	Grantee's Name (Buyer) Douglas G. Hoschouer Street or Other Mailing Address Street or Other Maili	Peal 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. 2 County Number

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 1040. A.D., 2033, at 9:51 o'clock 0.M. Recorded in Book 2033 on Page 1335 On Page 1235 Obney tong. County Clerk

Deputy

Comp

Assessor

NEBRASKA DOCUMENTARY STAMP TAX te 6-30-23

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

WARRANTY DEED

defined in Neb. Rev. Stat. 76-201): Nancy H. Krejci and Mark Krejci, wife and husband, Grantors, in consideration of Love and Affection, conveys to Grantee, Douglas G. Hoschouer, the following described real estate (as

Lots Eighteen (18), Nineteen (19), Twenty (20) and the South Half (S½) of Lot Twenty-one (21), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska

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

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

Executed

Thre 17

, 2023.

COUNTY OF STATE OF NEBRASKA ss. Mark Krejci GENEFAL NOTARY - State of nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024

The foregoing instrument was acknowledged before me on by Nancy H. Krejci and Mark Krejci, wife and husband.

, 2023

My commission expires: The Tari 14,2624

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	*	Page		Sale	Sale Date				Scho	ol Dist	School District Code			
91	2023	ω	1236	_	5/30/	6/30/2023	Base: 9	91-0002		Affiliated:	ed:		Unified:	ied:	
Location ID	I D	Sale Number	umber	Usea	bility (Useability & Code#				P	Parcel Number	umber	:		
000110000	00	178	∞	1			GeoCde	Twn	Range	Sect	ğ	Subdiv	Area	Blk	Parcel
	Dai	e of Sale	Date of Sale Assessed Value	Value			4371			00		10005		017	0000
Land		Impro	Improvements		Total	tal		Da	te of S	ale Pr	Date of Sale Property	Classification Code	tion	ode	
1,	,915		83,535			85,450	Status	Prop	Property Type		Zoning	Location	ξ	City Size	Parcel Size
Assessor Location:		RED CI	CLOUD (RC)	c)			A) 1	В)	01	9	Н	D) 1	Ð	ه	F) 2
						Residential						Commercial	ial		
	Multi	ple Impro	Multiple Improvements:	Multiple. Improvements. :	Improve	ments.:		Z	ultiple.]	Multiple. Improvements. :	nents. :				
		Construct		Construction Date:	ion Date	1942	42	Ω	onstructi	Construction Date:	••				
			Floor:	Floor Sq. Ft. :	Ft.:	1,068	68	FI	Floor Sq. Ft. :	Ft. :					
		Building Cost New:		Cost:		122,875	75	Q	Cost:						
Single Family Style:	١	101		Residen	itial Co	Residential Condition: 35	5	C	ommer	cial Oc	Commercial Occupancy Code:	Code:			
(100) 🗆 Mol	Mobile Home			(10)		Worn Out		Pı	Primary:		Oth	Other1:	C	Other2:	
(101) 🗷 One	One Story			(20)	ļ	Badly Worn		C	ommer	cial Co	nstructi	Commercial Construction Class:			
(102) 🗆 Two	Two Story			(30) 🗷		Average			Ξ 🗆		of Stru	Fireproof Structural Steel Frame	Frame		
(103) 🗆 Spli	Split Level			(40) Æ	Good	ğ			(2)	Reinfo	rced Co	Reinforced Concrete Frame	1e		
(104) 🗆 11/	1 1/2 Story			(50) 🗆		Very Good			(3) 	Mason	гу Веал	Masonry Bearing Walls			
	Bi-Level			(60)	1	Excellent			(4) □	Wood	or Steel	Wood or Steel Framed Ext.	t. Walls	S	
(106) Other	암						***************************************		(5)	Metal	Frame a	Metal Frame and Walls			
	Duplex S	tyle:		Residential Quality:	tial Qu	ality: 30			(S)	□ Pole Frame	rame			1	
(301) One	One Story	İ		(10)	Low			C	Cost Rank:	F:		Co	ndition:	=	
(302) □ Two	Two Story			(20)	Fair			2	(10)	Low		(10)		Worn Out	ΙΨ
(307) 🗆 11/	1 1/2 Story			(30) E	Average	гаде		ទ	(20)	□ Average	56	(20		Badly Worn	Vorn
(308) 🗆 Spli	Split Level			(40)	Good	ď		ា	(30)		Above Average	30))	Average	w
(309) 🗆 21/3	2 1/2 Story			(50)		Very Good		<u> </u>	(40)	High		(40)))	Good	
(304) □ One	One Story Duplex	plex		(60)		Excellent						(50)) 	Very Good	boc
(305) □ Two	Two Story Duplex	plex										(60)))	Excellent	ıt
Assessor's Adjustment to Sale Price (+ or -):	Adjust	ment to	Sale Pr	ice (+	or -):										
Assessor Comments and Reason for Adjustment:	mments :	and Reas	on for Ad	justme	nt:										1
JTWD															
Comments from	mo.			i			C	Comments:	ts:		į				V
000110000	00														
			:												
														(Continu	(Continue on back)

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

ल

521 FORM

Mo. LQ Day Yr. ____ |

Nebraska Department of Revenue

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

Grantee-26 Date Deed Recorded sign 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 21 If agricultural, list total number of acres transferred in this transaction here 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 18 Address of Property 634 N Walnut St 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.)

V Yes No No Email Address N/a Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska McCook 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Street or Other Mailing Address 515 Norris Avenue Grantor's Name (Seller)
Douglas G. Hoschouer Red Cloud, NE 68970 Phone Number Lots Eighteen (18), Nineteen (19), \$60,000 County Name 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? □ ĕ Buyer (A) Status Cemetery ✓ Improved this conveyance divide a current parcel of land?
Yes
No ē Bill of Sale Unimproved Signature of Grantee or Authorized Representative 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 that I am duly authorized to sign this statement.

Roland Williams 402-746-Seller V No Corrective Death Certificate - Transfer on Death | Conservator Name of Grantee or Authorized Representative ☐ Commercial Single Family

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

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

| 2 | County Number | 1 | 3 | Date of Sale/Transfer | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Date of Deed | 4 | Da Multi-Family Brothers and Sisters WEBSTER - 91 18b | Vacant land 10 Type of Transfer からた Value of Stamp or Exempt Number Court Decree Auction Recreational Register of Deed's Use Only Twenty (20) and the South Half (S1/2) of Lot Twenty-one (21), Block J Industrial Agricultural Easement
Exchange Distribution Executor Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code 69001 Gift Life Esta Foredosure Mineral Land Contract/Memo Lease (B) Property Type Is the grantee a 501(c)(3) organization? $3\sqrt{5-746-1367}$ If Yes, is the grantee a 509(a) foundation? Title Mineral Interests-Producing Mineral Interests-Nonproducing 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Email Address 15. Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer

Mo. 6 Day 3 Yr. **设** Grantee's Name (Buyer)
Roland Williams and Linda Williams
Addines 503 F 6 Grantee's Name, Address, and Telephone (Please Print) Prograting Data

DX 2023 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | | Yes GTA Real Estate Group | No Yes Irrevocable Trust Revocable Trust
Life Estate Sale 12 Was real estate purchased for same use? (If No, state the intended use.) (020d Partition <u>₹</u>] Quit Claim Step-parent and Step-child Personal Rep. Grantee Spouse Self €₽ Satisfaction of Contract 502 Sheriff
Trust/Trustee

Warranty Yes GTA Real Estate Group State Assessed
Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo.-23 않 \mathcal{T} 69 -86 Other Other (Explain) Trustee to Beneficiary 17 Day Transfer on Death Other. 24 Date For Dept. Use Only Phone Numb 746-1367 61*30* /2023 600 00,000 60,000,00 ☐ Mobile Home 3 2023 <u>₹</u>

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 12M. A.D., 2023 at 9:54 o'clock 4.M. Recorded in Book 2023 at 9:51 or 201. on Page 1336
Charles Hanna County Clerk
10.00 Deputy

NEBRASKA DOCUMENTARY STAMP TAX b-30-23

_Comp____Assessor_

_Carded

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

JOINT TENANCY WARRANTY DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the other valuable consideration received from Grantees, Roland Williams and Linda Williams, Douglas G. Hoschouer, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and

Lots Eighteen (18), Nineteen (19), Twenty (20) and the South Half (S½) of Lot Twenty-one (21), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor.

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

Executed June 24 , 2023.

Douglas G. Hoschouer, by Nancy H. Krejci, his Attorney in-Fact TUJA MIS Attorney in

STATE OF NEBRASKA

COUNTY OF WEBSTER

) ss.

The foregoing instrument was acknowledged before me on $\mathcal{M}_{\mathcal{H}}$ $\mathcal{A}_{\mathcal{V}}$ by Nancy H. Krejci, as Attorney-in-Fact for Douglas G. Hoschouer, a single person.

, 2023

GENERAL NOTARY - State of Nebraska SRIDGET DAEHLING My Contin. Exp. May 19, 2024

Notary Public

My commission expires: That 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date			70	School District Code)istric	t Code			
91	2023	1255	6/30/2023	Base: 9	91-0002		Affiliated:			Unified:	ed:	
Location ID		Sale Number	Useability & Code#				Parce	Parcel Number	ber			
000161800	00	179	н	GeoCde	Twn	Ring St	Sect Ort		Subdiv	Агеа	Blk	Parcel
	Date of	Date of Sale Assessed Value	Value	4371	-	0	00 0		10090	<u> </u>	000	0000
Land	- I	Improvements	Total		Dat	Date of Sale Property Classification Code	Prope	Ty Cl:	assificat	tion C	ode	
22,	,645		22,645	Status	Proper	Property Type	Zoning		Location	City	City Size	Parcel Size
Assessor Location:	cation: RURAL	AL (RUR)		A) 2	В)	0.5	0 1	(מ	1	E)	6	F) 6
			Residential	al				င္ပ	Commerci	al		
	Multiple I	Multiple Improvements:	Multiple. Improvements. :		Mu	Multiple. Improvements. :	rovements	3				
	Соп	_	Construction Date:		Cor	Construction Date :	Date:					
	-	Floor:	Floor Sq. Ft. :		Flo	Floor Sq. Ft. :						
	Build	Building Cost New:	Cost:		Cost :	t:						
Single Family Style:			Residential Condition:		Co	Commercial Occupancy Code:	l Occup	ancy Co	ode:			
(100) 🗆 Mol	Mobile Home		(10) Worn Out		Pri	Primary:		Other1:			Other2:	
(101) □ One	One Story		(20) □ Badly Worn		C _O	Commercial Construction Class:	I Constr	uction	Class:			
(102) 🗆 Two	Two Story		(30) Average		(1)		reproof	Structu	Fireproof Structural Steel Frame	Frame		
(103) □ Spli	Split Level		(40) □ Good		(2)		einforce	Concr	Reinforced Concrete Frame	Ö		
(104) 🗆 11/	1 1/2 Story		(50) □ Very Good		(3)		Masonry Bearing Walls	3earing	Walls			
	Bi-Level		(60) Excellent		(4)		ood or S	Steel Fra	Wood or Steel Framed Ext	. Walls	"	
(106) □ Other	E				9		Metal Frame and Walls	ne and	Walls			
Townhouse or Duplex Style:	Duplex Style		Residential Quality:		9	ŀ	□ Pole Frame	o o				
(301) □ One	One Story		(10) □ Low		Co	Cost Rank:			ς,	Condition:	H	
(302) Two	Two Story		(20)		(10)) 🗆 Low	WC		(10)		Wom Out)ut
(307) 🗆 1 1/2	1 1/2 Story		(30) □ Average		(20)		Average		(20)		Badly Worn	Vorn
(308) □ Split	Split Level		(40) □ Good		(30)		☐ Above Average	erage	(30)		Average	60
(309) 🗆 21/2	2 1/2 Story		(50) □ Very Good		(40)		High		(40)		Good	
(304) 🗆 One	One Story Duplex		(60) □ Excellent						(50)		Very Good	ood
(305) □ Two	Two Story Duplex								(60)		Excellent	nt
Assessor's	Adjustme	Assessor's Adjustment to Sale Price (+ or -):	ice (+ or -):	ě								
Assessor Cor	nments and	Assessor Comments and Reason for Adjustment:	ljustment:	į	<u>.</u>							
WD												
Comments from	mo.			C	Comments:			ı	:			
000161800	00											
							:				(Contin	(Continue on back)
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NEBRASKA Good Life. Great Service.

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

FORM **521**

Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by Neb. Rev	Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
	BK203/6 1455	Mo. 6 Day 30 Yr. 23 \$ 96.75
For Dept. Use Only	Σ	Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 29
Date /	•	here Signature of Grantee or Authorized Representative
Phone Number	Attorney	
(402) 746-3613		correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Tunk Name of Grantee and University of Boxes of the Statement of Boxes of Statement of Boxes of Statement of St
plete and	emption numberstatement 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 the
43,000 00	24 *	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	23	Yes 🗹 No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
43,000,00	222	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction9.270 +/-
		See attached
		18a No address assigned 18b Vacant land
ould be Sent	Same as Grantee	Pt Annex Lot 13 Red Cloud, NE 68970
No No		Yes No
If Yes, include the name	The stansfer through a real estate agent or a title company? (If the include the name) Was transfer through a real estate agent or a title company? (If the include the name)	\$21,995 16 Does this conveyance divide a current parcel of land?
	''I	14 What is the current market value of the real ponenty?
	Grandchild	nd Sisters
	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self
Trustee to Beneficiary Other (Explain) If No. state the intended use)	Gift Life Estate Sale Trus Grantor Trust Partition Satisfaction of Contract Othe 12 Was real estate numbered for same use? If No.	aship transferred in ful? (If No explain the division.)
Transfer on Death		9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore
	Lease	Bill of Sale
Other_	Contract/Memo ☐ Partition ☐ Sheriff	Conservator Distribution
30.00 11	☐ Mineral Interests-Producing ☐ Exempt	☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Commercial ☐ Recreational
☐ Mobile Home	Mineral Interests-Nonproducing State Assessed	d Single Family Industrial
(C)	3 if property is also a mobile home. (B) Property Type	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type
		Email Address
tion? Yes No dation? Yes No	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Phone Number
	Grand Island State	City State Zip Code Lebanon KS 66952
	Street or Other Mailing Address 3612 Catfish Ave	Street or Other Mailing Address 109 Elm St
	Grantee's Name (Buyer) Evan Mendyk	Grantor's Name (Seller) Susan Daily
	ee's Name, Address, and Telephone (Please F	5 Grantor's Name, Address, and Telephone (Please Print)
& & & &	Mo. 6 Day 76 Yr. 23 Mo. 6 Day 70	WEBSTER - 91
	ant is signed and items 1-25 are accurately completed.	
1	• If additional space is needed, add an attachment and identify the applicable item number.	• If additional space is needed, add an attac

of Red Cloud; thence S00°06'33"E on the West line of said Cherry Street 751.84 feet to a point line 528.70 feet to the True Point of Beginning on the North line of a Deed recorded in Book 70, Page 593; thence N89°34'18"W on said North point; thence N89°55'55"E on the South line of a Deed recorded in Book 83, Page 846, 521.68 to the W1/16th Corner of said NE1/4; thence N00°25'42"E on the Section line 112.55 feet to a feet to a point on the West line of extended Cherry Street as platted in Platt's Addition to the City 690.66 feet to the True Point of Beginning; thence N00°25'42"E on the Section line 634.76 feet particularly described as follows and assuming the West line of said NE1/4 bears N00°25'42"E. One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; more extended South, to the City of Red Cloud, also being in the NE1/4 of Section 2, all in Township A tract of land located in Annex Lot 13, laying South of 1st Avenue and West of Cherry Street Commencing at the Center 1/4 Corner of said Section 2; thence N00°25'42"E on Section line

State of Nebraska Ss.
County of Webster

BOOK 2023 PAGE 1255

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of 14.04. A.D., 20 33 at 11.04 o'clock. 4.M. Recorded in Book 30.3 on Page 11855

NEBRASKA DOCUMENTARY
STAMP TAX
Date

\$ 16, 75 By ab

WARRANTY DEED

person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Evan Mendyk, a single Susan Daily, a single person, GRANTOR, in consideration of ONE AND NO/100

A tract of land located in Annex Lot 13, laying South of 1st Avenue and West of Cherry Street extended South, to the City of Red Cloud, also being in the NE1/4 of Section 2, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the West line of said NE1/4 bears N00°25′42″E. Commencing at the Center 1/4 Corner of said Section 2; thence N00°25′42″E on Section line 690.66 feet to the True Point of Beginning; thence N00°25′42″E on the Section line 634.76 feet to the W1/16th Corner of said NE1/4; thence N00°25′42″E on the Section line of a Deed recorded in Book 83, Page 846, 521.68 feet to a point on the West line of extended Cherry Street as platted in Platt's Addition to the City of Red Cloud; thence S00°06′33″E on the West line of said Cherry Street 751.84 feet to a point on the North line of a Deed recorded in Book 70, Page 593; thence N89°34′18″W on said North line 528.70 feet to the True Point of Beginning.

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 June 30, 2023.

Susan Daily

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Daily, a single person. The foregoing instrument was acknowledged before me on June 30, 2023, by Susan

Comm. expires My Comm. Exp. August 27, 2028

Notary Public