

Sales Worksheet

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000325500	
	(Continue on back)

NEBRASKA

Exact Like Grant Service

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

153

FORM

521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>01</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>05</u> Day <u>24</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeanette Price Street or Other Mailing Address 505 West Lancaster Street City Blue Hill State NE Zip Code 68930 Telephone Number (925) 421-8837		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gosda Investments, LLC a Nebraska Limited Liability Company Street or Other Mailing Address 2504 Stagecoach Road City Grand Island State NE Zip Code 68801 Phone Number (308) 379-3908 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N/A		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	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Essement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim			
9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child			
14 What is the current market value of the real property? \$56,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes, Match 1 Realty <input type="checkbox"/> No	
18 Address of Property 605 South Ash Street Blue Hill, NE 68930		19 Name and Address of Person to Whom Tax Statement Should be Sent Same as #6	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant Land	
20 Legal Description Lots 5 and 6, Block 6, Sweezy's Addition to Blue Hill, Webster County, Nebraska.			
21 If agricultural, list total number of acres _____.			
22 Total purchase price, including any liabilities assumed		22 \$ 56,000.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)		23 \$ 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 56,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

Friedrich L. Gosda, Member
Print or Type Name of Grantee or Authorized Representative
(308) 379-3908
Phone Number

sign here
Signature of Grantee or Authorized Representative
Grantee Title
Date **06-01-2023**

26 Date Deed Recorded Mo. <u>06</u> Day <u>01</u> Yr. <u>2023</u>		27 Value of Stamp or Exempt Number \$ <u>126.00</u>		28 Recording Data BK2023, Pg 1094		For Dept. Use Only	
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Nebraska Department of Revenue

Form No. 95-259-2008 10-2020 Rev. Supersedes 95-259-2008 Rev. 6-2019

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

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

NRC2019

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 06/01/23

\$ 126.00 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

Anthony C. Stangor

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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:

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

Dated 5-24-2023

Jeanette Price
Jeanette Price

STATE OF Nebraska)
COUNTY OF Webster) ss.



The foregoing instrument was acknowledged before me this 24th day of May, 2023
by Jeanette Price, a single person.

Lindsey N. Haden
Notary Public

GJ10003616

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1095	6/2/2023	Base: 91-0002					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number									
000127700	154	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		013	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
2, 185	19,560	21,745		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:					
Construction Date:				Construction Date:				Construction Date:					
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:					
Building Cost New:				Cost:				Cost:					
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000127700

Comments:

(Continue on back)

3/5/04 D

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

154

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>2</u> Yr. <u>03</u>	4 Date of Deed Mo. <u>6</u> Day <u>2</u> Yr. <u>03</u>
5 Grantor's Name, Address, and Telephone (Please Print) WEBSTER - 91		6 Grantee's Name, Address, and Telephone (Please Print) Mo. <u>6</u> Day <u>2</u> Yr. <u>03</u>	
Grantor's Name (Seller) Denzel Tavenner and Denziel Van Tavenner JR		Grantee's Name (Buyer) Michael Funaro	
Street or Other Mailing Address 40 N Cherry St Apt 114		Street or Other Mailing Address 367 Beverly Ave	
City Red Cloud	State NE	Zip Code 68970	City San Leandro
Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	State CA
Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Zip Code 94577

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)?

<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
---	--	--	---

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

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

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

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

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

\$12,395

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property

941 N Locust St
Red Cloud, NE 68970

18a ☐ No address assigned

18b ☐ Vacant land

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

lots 1-4, B1K 13 Smith+More's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.

22	\$	25,100.00
23	\$	0.00
24	\$	25,100.00

23 Was non-real property included in the purchase?

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

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

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

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

sign here

Print or Type Name of Grantor or Authorized Representative
Kory McCracken

Signature of Grantor or Authorized Representative

Title

Attorney

Phone Number
612/23

Date

Register of Deeds's Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>5</u> Yr. <u>03</u>	27 Value of Stamp or Exempt Number \$ <u>58.50</u>	28 Recording Data Bk <u>2003</u> Pg <u>1095</u>	For Dept Use Only
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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 June A.D., 2023, at 2:08
o'clock P.M. Recorded in Book 2223
on Page 1095

Abby Hering County Clerk
10:00 V.D. Deputy
Ind. Comp. Assessor Corded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>6-5-23</u>	By <u>VO</u>
\$ <u>58.50</u>	

WARRANTY DEED

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

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

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

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

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

Executed June 2, 2023.

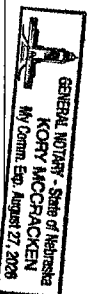
Denziel Taverner
Denziel Taverner

Den H J Funaro
Denzel Van Taverner, Jr.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2023	1096	6/2/2023	Base: 91-0002				Affiliated:			Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number									
000128100	155	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		013	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1, 640	7, 960	9, 600		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				Cost Rank: Condition:					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Low					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

CORRECTIVE QCD

Comments from

000128100

Comments:

(Continue on back)

Real Estate Transfer Statement

155

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>2</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>6</u> Day <u>2</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) WEBSTER - 91		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Denziel Tavenner and Denziel Van Tavenner		Grantee's Name (Buyer) Denziel Van Tavenner	
Street or Other Mailing Address see attached		Street or Other Mailing Address 428 Meadowland Road	
City	State	City Fordland	State MO
Zip Code		City Fordland	State MO
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?
Email Address NA		Email Address NA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed	<input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Bill of Sale <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)?	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
--	---------------------	--

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

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other
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14 What is the current market value of the real property? \$8,790	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$ _____ %
--	--

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

18 Address of Property 930 North Elm Street, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

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

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

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

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

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

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

Denziel Van Tavenner

Print or Type Name of Grantee of Authorized Representative

sign

here

Signature of Grantee or Authorized Representative

Title

Grantee

Date

(414) 839-7943

 Phone Number
6/2/2023

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BX 2023, Pg 1096
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Denzel Tavenner

941 ~~North Locust Street~~
Red Cloud, NE 68970

402-287-7081

4011. Cherry Apt. 114

Denzel 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 June A.D., 2023, at 2:13
o'clock P. M. Recorded in Book 2203
on Page 1090-1091
Andy Havig County Clerk
10.00 KE Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>06-05-23</u>
\$ Exempt #	<u>22</u> By <u>KE</u>

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

CORRECTIVE QUITCLAIM DEED

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

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

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

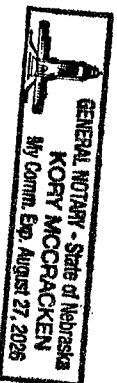
Executed June 2nd, 2023.

Denziel Tavenner
Denziel Tavenner

Denzel Van Tavenner
Denzel Van Tavenner

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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



Kory MCCRACKEN
Notary Public

STATE OF NEBRASKA

)
SS.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Twelve 2nd, 2023



Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code																										
91	2023	1099	6/5/2023	Base: 91-0002			Affiliated:			Unified:																				
Location ID	Sale Number	Useability & Code #	Parcel Number																											
000164500	156	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>GeoCde</td><td>Twn</td><td>Rng</td><td>Sect</td><td>Qrt</td><td>Subdiv</td><td>Area</td><td>Blk</td><td>Parcel</td></tr> <tr> <td>4491</td><td></td><td></td><td>00</td><td>0</td><td>10105</td><td></td><td>002</td><td>0000</td></tr> </table>										GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	4491			00	0	10105		002	0000
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel																						
4491			00	0	10105		002	0000																						
Date of Sale Assessed Value			4491																											
Land	Improvements	Total	Date of Sale Property Classification Code																											
2, 185	5, 795	7, 980	Status	Property Type	Zoning	Location	City Size	Parcel Size																						
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2																						
			Residential						Commercial																					
Multiple Improvements:			Multiple Improvements: :						Multiple Improvements: :																					
Construction Date:			Construction Date : 1902						Construction Date :																					
Floor:			Floor Sq. Ft. : 1, 530						Floor Sq. Ft. :																					
Building Cost New:			Cost : 155, 440						Cost :																					
Single Family Style: 104			Residential Condition: 10						Commercial Occupancy Code:																					
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out								Primary:	Other1:	Other2:																			
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn								Commercial Construction Class:																					
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average								(1) <input type="checkbox"/> Fireproof Structural Steel Frame																					
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good								(2) <input type="checkbox"/> Reinforced Concrete Frame																					
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good								(3) <input type="checkbox"/> Masonry Bearing Walls																					
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent								(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls																					
(100) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls																						
Townhouse or Duplex Style:			Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame																					
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low								Cost Rank:		Condition:																			
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair								(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out																				
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average								(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn																				
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good								(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average																				
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good								(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good																				
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good																					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent																					
Assessor's Adjustment to Sale Price (+ or -):																														
Assessor Comments and Reason for Adjustment:																														
WD																														
Comments from			Comments:																											
000164500																														

(Continue on back)

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

156

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 6 Day 5 Yr. 2023	4 Date of Deed Mo. 6 Day 5 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Jo A. Houser aka Mary A. Parish Street or Other Mailing Address 619 E 4th Street City Superior State NE Zip Code 68978 Phone Number 402-257-7226 Email Address n/a	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bruce Sundling Street or Other Mailing Address 642 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0318 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No 11 Was ownership transferred in full? (if No, explain the division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Lease <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) 12 Was real estate purchased for same use? (if No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % 17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No
--	---

14 What is the current market value of the real property? \$9,000 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 18 Address of Property 325 N Cherry Street Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	--

20 Legal Description (Attach additional pages, if needed) Lots Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska	
--	--

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

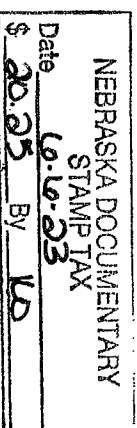
22 Total purchase price, including any liabilities assumed	22 \$ 9,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1 24 \$ 9,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Bruce Sundling Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Grantee Date (402) 746-0318 Phone Number 6/5/2023	
--	--

26 Date Deed Recorded		27 Value of Stamp or Exempt Number		28 Recording Data		For Dept Use Only	
Mo. 6	Day 6	Yr. 23	\$ 20.25	BR	2023	Pg 1099	

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of June A.D., 2023, at 9:10
o'clock A M. Recorded in Book 2023
on Page 1099
Abbey Haug County Clerk
10.00 10 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

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

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

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 5, 2023.

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

STATE OF NEBRASKA)
) ss.
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me on June 5, 2023
by Mary Jo A. Houser, formerly Mary A. Parish, a single person.



Teresal Theobald
Notary Public

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2023	1108	12/28/2021	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
002307400	157	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4369	2	12	13	2	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
116,310		116,310		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
ICG		ACRES:		ICG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	25.040		35,055					
	1A				1G	33.470		46,860					
	2A1				2G1	15.140		21,195					
	2A				2G								
	3A1				3G1	3.640		5,095					
	3A				3G								
	4A1				4G1								
	4A				4G								
DRYLAND	1D1			Shelterbelt/Timber									
	1D			Accretion									
	2D1			Waste									
	2D			Other									
	3D1			AG LAND TOTAL		77.290		108,205					
	3D			Roads		2.980							
	4D1			Farm Sites									
	4D			Home Sites									
				Recreation									
				Other									
Dwellings													
Outbuildings				Non-AG TOTAL		2.980							

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
QCD; SALE BETWEEN AUNT & UNCLE TO NIECE & NEPHEW		
Comments from		Comments:
002307400		

Real Estate Transfer Statement

157

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 12 Day 28 Yr. 2021	4 Date of Deed Mo. 12 Day 28 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) WEBSTER - 91		6 Grantee's Name, Address, and Telephone (Please Print) Charles Lovejoy and Linda Lovesloy	
Grantor's Name (Seller) Bradley Worman et al		Grantee's Name (Buyer) Charles Lovejoy and Linda Lovesloy	
Street or Other Mailing Address PO Box 272		Street or Other Mailing Address PO Box 183	
City Nelson	State NE	Zip Code 68961	City Bladen
Phone Number (402) 621-0105		State NE	Zip Code 68928
Email Address		Phone Number	Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		Email Address	If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)
(A) Status	(B) Property Type	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child	14 What is the current market value of the real property? \$11,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		
20 Legal Description (Attach additional pages, if needed.) See Attached		
21 If agricultural, list total number of acres transferred in this transaction 5.95		
22 Total purchase price, including any liabilities assumed		
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exemption number		

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

Charles Lovejoy
Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Title

Grantee

Date

Phone Number

402 225 2341

6-1-23

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

For Dept Use Only

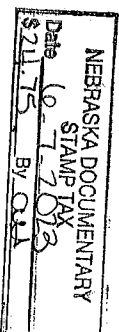
A tract of land located in the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska being described as follows: Commencing at the northwest corner of the south half of said Northwest Quarter, this being the point of beginning; thence S01o28'25"E, on the West line of the south half of said Northwest Quarter a distance of 72.00 feet; thence N89o59'51"E, a distance of 2632.78 feet to the east line of the south half of said Northwest Quarter; thence N00o56'25"W, on said east line a distance of 125.00 feet to the northeast corner of the south half of said Northwest Quarter; thence S88o50'38"W, on the north line of the south half of said Northwest Quarter, a distance of 2633.12 feet to the point of beginning containing 5.95 acres, more or less.

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 7th day
of JUNE A.D., 2023, at 10:55o'clock A.M. Recorded in Book 2073on Page 1108-1109Annex Hong County Clerk\$110.00 CH DeputyInd Comp Assessor Carded

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



QUITCLAIM DEED

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, GRANTOR, in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby quitclaims, grants, bargains, sells, conveys, and confirms unto received from GRANTEE, CHARLES LOVEJOY and LINDA LOVEJOY, Husband and Wife, to GRANTEE, as joint tenants with rights of survivorship the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska being described as follows: Commencing at the northwest corner of the south 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 Northwest Quarter a distance of 72.00 feet; thence N89o59'51"E, a distance of 2632.78 feet to the east line of the south half of said Northwest Quarter; thence N00o56'25"W, on said east line a distance of 125.00 feet to the northeast corner of the south half of said Northwest Quarter; thence S88o50'38"W, on the north line of the south half of said Northwest Quarter, a distance of 2633.12 feet to the point of beginning containing 5.95 acres, more or less.

Executed: December 28, 2021

Susan Linder
Susan Linder

Grant Linder
Grant Linder

Bradley Worman
Bradley Worman

Julie Worman
Julie Worman

Peggy Metter
Peggy Metteer
Also known as Peggy Metter

Rick Metteer
Rick Metteer

Janet Piel
Janet Piel

Dennis Piel
Dennis Piel

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

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.



Piper A Hodge
Notary Public
My commission expires May 12, 2025

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2023	1123	5/25/2023	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #	Parcel Number										
001108900	160	1	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
			4375	2	9	18	3	00000	1	000	6136		
Date of Sale Assessed Value			Date of Sale Property Classification Code										
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size					
807, 165	13, 900	821, 065	A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
	Irrigation Type:												
ICG		ACRES:	ICG		ACRES:		VALUE:						
IRRIGATED	1A1	31.000	GRASSLAND		1G1								
	1A	36.000			1G								
	2A1				2G1								
	2A				2G								
	3A1				3G1								
	3A				3G								
	4A1	83.700			4G1								
	4A				4G								
DRYLAND	1D1	2.000			Shelterbel/Timber								
	1D	2.300			Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL	155.000		793,325					
	3D				Roads	4.000							
	4D1				Farm Sites	1.000		13,840					
	4D				Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL	5.000		13,840					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

SURVIVORSHIP WD

Comments from
001108900

Comments:

(Continue on back)

11054

Real Estate Transfer Statement

1000

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 05 Day 25 Yr. 2023	4 Date of Deed Mo. 05 Day 25 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) K & M Krueger Family Farms, L.L.C., a Nebraska limited liability company Street or Other Mailing Address 41 Sonja Drive City Doniphan State NE Zip Code 68832 Phone Number 		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W. Hoyt and Patrick D. Hoyt Street or Other Mailing Address 1815 Road L City Red Cloud State NE Zip Code 68970 Phone Number 402-469-0244 Email Address dwiebe@charter-title.net	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		(B) Property Type <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? \$1,790,050.00 1,754,050.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Charter Title	
18 Address of Property , NE		19 Name and Address of Person to Whom Tax Statement Should be Sent 1815 Road L NE Red Cloud, NE 68970	
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 \$ 1,790,050.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 36,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 4,790,050.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	1,754,050.00

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

Terry W. Hoyt and Patrick D. Hoyt

Print or Type Name of Grantee or Authorized Representative

402-469-0244

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee or Authorized Representative

May 25, 2023

Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 06 Day 17 Yr. 2023	27 Value of Stamp or Exempt Number \$ 3948.75	28 Recording Data BL 2023 01103
--	---	---

Personal Property

Second Addendum to Purchase Agreement

The Seller and Buyer named in the Purchase Agreement, dated January 16, 2023, for the sale of the SW ¼ 18-2-9, Webster County, Nebraska, agree to the following terms in addition to or as modification of those stated in the Agreement.

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

4. **Price and Financial Terms.** Buyer agrees to pay \$1,790,050.00 as the Purchase Price. The Purchase Price shall be allocated so that \$ 1,754,050.00 shall be applied to the real property and \$ 36,000.00 shall be applied to the personal property, on the following terms: an earnest money deposit of \$100,000.00 to be applied to the Purchase Price is paid herewith as shown by the receipt herein.

The itemization of personal property is as follows:

2006 Valley Model 8000 9-Tower Pivot
Two (2) Irrigation Wells
Small Grain Bin

\$ 25,000.00
\$ 10,000.00
\$ 1,000.00

\$ 36,000.00

DATED: 1/13/23

DATED: 2/13/2023 2/15/2023

Maurel J. Krueger

DocuSigned by:

Patrick Holt

NERSCHE HOEFT, Buyer

MARIEL J. KRUEGER, TRUSTEE;
MARIEL J. KRUEGER REVOCABLE

TRUST, Seller

DocuSigned by:

Patrick Holt

PATRICK HOEFT, Buyer

State of Nebraska } ss.
 County of Webster } Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 7 day
 of June A.D., 2023, at 2:09
 o'clock P.M. Recorded in Book 2003
 on Page 1123
Abby Horig County Clerk
10.00
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>6-7-23</u>
\$ <u>3948.75</u>	By <u>KE</u>

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:

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

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

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 25th day of May, 2023.

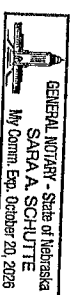
K & M Krueger Family Farms, L.L.C., a
 Nebraska limited liability company

Marcel J. Krueger
 By: Marcel J. Krueger
 It's: Managing Member

STATE OF Nebraska
 COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 25th day of May, 2023 by Mariel
 J. Krueger, managing member of K & M Krueger Family Farms, L.L.C., a Nebraska limited
 liability company.

Sara A. Schutte
 Notary Public *Sara A. Schutte*



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1111	4/21/2022	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000156300	159	1		GeoCde	Twn	Rug	Sect	Qtr	Subdy	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10070		001	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
9, 860	148, 065	157, 925		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 4				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				2					
Construction Date:				Construction Date:				1990					
Floor:				Floor Sq. Ft.:				525					
Building Cost New:				Cost:				16, 030					
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: 344 Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20 Condition: 20					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

CORP WD

Comments from

000156300 000162700

Comments:

(Continue on back)

1543 29230
11-2-21 10:31:10

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM
521

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

1 County Name

2 County Number

WEBSTER - 91

3 Date of Sale/Transfer

Mo. 04 Day 21 Yr. 2022

4 Date of Deed

Mo. 06 Day 07 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller)
OMC, INC.Street or Other Mailing Address
1045 N FRANKLIN ST

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)
VP Holdings, LLCStreet or Other Mailing Address
546 N ELM ST

City

State

Zip Code

City

State

Zip Code

Phone Number
(402) 746-4698Phone Number
(402) 746-2251Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(e) foundation?Yes No
Yes No

Email Address

Email Address

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

(A) Status

(B) Property Type

(C)

- ☒
- Improved
- ☐
- Single Family
- ☐
- Industrial
- ☐
- Mineral Interests-Nonproducing
- ☐
- State Assessed
- ☐
- Mobile Home
-
- ☐
- Unimproved
- ☐
- Multi-Family
- ☐
- Agricultural
- ☐
- Mineral Interests-Producing
- ☐
- Exempt
-
- ☐
- IOL
- ☒
- Commercial
- ☐
- Recreational

8 Type of Deed

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

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

- ☐
- Auction
- ☐
- Distribution
- ☐
- Foreclosure
- ☐
- Irrevocable Trust
- ☐
- Revocable Trust
- ☐
- Transfer on Death
-
- ☐
- Buyer
- ☐
- Seller
- ☒
- No
- ☐
- Court Decree
- ☐
- Exchange
- ☐
- Grantor Trust
- ☐
- Partition
- ☐
- Life Estate
- ☒
- Sale
- ☐
- Trustee to Beneficiary
-
- ☐
- Satisfaction of Contract
- ☐
- Other (Explain)

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

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

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

- ☐
- Yes
- ☒
- No
- ☐
- Aunt or Uncle to Niece or Nephew
- ☐
- Family Corp., Partnership, or LLC
- ☐
- Self
- ☐
- Other
-
- ☐
- Brothers and Sisters
- ☐
- Grandparents and Grandchild
- ☐
- Spouse
-
- ☐
- Ex-spouse
- ☐
- Parents and Child
- ☐
- Step-parent and Step-child

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

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

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property
20 N WEBSTER ST
RED CLOUD, NEBRASKA19 Name and Address of Person to Whom the Tax Statement Should be Sent
SAME AS GRANTEE18a ☐ No address assigned 18b ☐ Vacant land

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

(SEE ATTACHED LEGAL DESCRIPTION)

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

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

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

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

22	\$	295,000.00
23	\$	0.00
24	\$	295,000.00

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

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

David B. Garwood

Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Memorized Representative

Attorney

Signature of Grantee or Memorized Representative

Title

(402) 746-3613
Phone Number
JUNE 7, 2023
Datesign
here

Register of Deed's Use Only

26 Date Deed Recorded

Mo. 6 Day 7 Yr. 23

27 Value of Stamp or Exempt Number

\$ 663.75

28 Recording Date

BK2023, 11/1

For Dept Use Only

The South Ten (10) feet of Lot Six (6) and all of Lots Seven (7) to Twenty-four (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 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

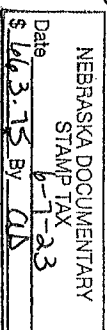
Part of Annex Lot Seventeen (17) to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said Annex Lot 17, thence South 124.4 feet, thence East 410 feet, thence North 124.4 feet to the North line of said Annex Lot 17, thence West 410 feet to the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

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of June A.D., 2023, at 12:38
o'clock PM. Recorded in Book 223
on Page 111

Anthony Davis County Clerk
10.20 D. Deputy
Ind. Comp. Assessor Carded

BOOK 223 PAGE 111



CORPORATION WARRANTY DEED

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

The South Ten (10) feet of Lot Six (6) and all of Lots Seven (7) to Twenty-four (24), both inclusive, Block One (1), Garbert's Second Addition to the City of Red Cloud, Webster County, Nebraska, EXCEPT tracts conveyed to the State of 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

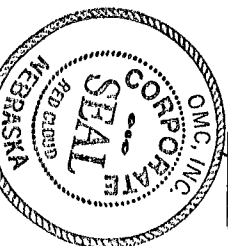
Part of Annex Lot Seventeen (17) to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said Annex Lot 17, thence South 124.4 feet, thence East 410 feet, thence North 124.4 feet to the North line of said Annex Lot 17, thence West 410 feet to the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

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions of record, 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 lawful claims of all persons.

Executed June 7th, 2023

OMC, Inc.



By: Ronny A. Meyer
President

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 7th, 2023, by Ronny Meyer, President of OMC, Inc., a Nebraska Corporation, on behalf of the Corporation.



Comm. expires: 12-2-2026

David B. Garwood
Notary Public

WEB COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: OMC INC
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

Commercial

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

(SELLER/BUYER) What was the total purchase price? \$

170,000 - Building
125,000 - Leases/Blue Sky

(SELLER/BUYER) Was any personal property (equipment, furniture, inventory, machinery, etc. included in the sale price? Yes ☒ No

If yes, what was the personal property involved

Leases w/ 3 tenants for 125,000 but
Laska Blue Sky

(SELLER/BUYER) If personal property was involved; what was the dollar amount of the personal property that was included in the purchase price? \$

N/A

(BUYER) Will you continue to use this property for Commercial use? Yes ☒ No
If no, please explain

(SELLER) If this property produces income, what rent has been charged for it in each of the past five years?

(SELLER) How long was the property on the market?

(SELLER/BUYER) Were any changes made to the property either before or after the sale (new roof on building, additions to buildings, or removal of building)? Yes ☒ No
If yes, please explain

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

(SELLER) How was the sale price set? Circle one: Appraisal, Auction, Comparable, Neighborhood Sales, Mutual Agreement, Set by Seller, or Other
If other, please explain

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: OMC INC

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

(SELLER) If appraised, what was the appraised value? \$ _____

(SELLER/BUYER) Was this a sale of a partial interest in the property? ___ Yes X No
If yes, please explain _____

(SELLER/BUYER) Did this sale involve a trade or exchange of property? ___ 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) Was the sale between family members? ___ Yes X No
If yes, please explain _____

(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property? ___ Yes X No
If yes, please explain _____

(BUYER) Do you own other property nearby, and if so did it influence the price you paid?
___ Yes X No
If yes, please explain _____

(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Location, Type of Business, Buildings, Land, or Other
If other, please explain _____

(SELLER/BUYER) Did the sale price include the value of the business (Blue Sky)? X Yes ___ No
If yes, what dollar amount was for the business (Blue Sky)? \$ 125,000 170,000 for just the building

(SELLER/BUYER) Do you think this property sold for its full market value? X Yes ___ No

Signature:

Adam Vetter

Phone#: 508-970-0146

Date: 6-15-23

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1124	6/7/2023	Base: 91-0074			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number										
001718200	161	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4133	4	10	34	4	00000	1	000	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
306,435		306,435	Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED 1A1			GRASSLAND 1G1	8.840	12,375								
1A			1G	43.550	60,970								
2A1			2G1	12.650	17,710								
2A			2G										
3A1			3G1										
3A			3G										
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D	57.880	150,485	Accretion										
2D1			Waste	4.900	2,450								
2D	23.940	54,705	Other										
3D1			AG LAND TOTAL	156.510	306,435								
3D			Roads	3.980									
4D1			Farm Sites										
4D	4.750	7,740	Home Sites										
			Recreation										
Dwellings			Other										
Outbuildings			Non-AG TOTAL	3.980									

Real Estate Transfer Statement

FORM
521

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

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

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 6 Day 7 Yr. 2023 4 Date of Deed Mo. 6 Day 7 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Norman W. Witte and Penny J. Wit 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith A. Faimon and Brittany M. Faimon

Street or Other Mailing Address P O Box 291 Street or Other Mailing Address 1110 South Minor

City Blue Hill State NE Zip Code 68930 City Lawmce State NE Zip Code 68957

Phone Number 402-469-0367 Phone Number (402) 984-1050 Is the grantee a 501(c)(3) organization? Yes ☒ No ☐ If Yes, is the grantee a 509(a) foundation? 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 ☐ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home
☒ Unimproved ☐ Multi-Family ☒ Agricultural ☐ Mineral Interests-Producing ☐ Exempt
☐ IOLL ☐ Commercial ☐ Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death
☐ Buyer ☐ Seller ☒ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No 12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No

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

14 What is the current market value of the real property? \$688,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Southern Title, LLC ☐ No

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

18a ☒ No address assigned 18b ☒ Vacant land

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

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

22 Total purchase price, including any liabilities assumed 22 \$ 688,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 688,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Keith A. Faimon

sign here Print or Type Name of Grantee or Authorized Representative Keith A. Faimon (402) 984-1050
Signature of Grantee or Authorized Representative _____ Title _____ Grantee
Date 6/7/2021

Register of Deeds Use Only
26 Date Deed Recorded Mo. 6 Day 7 Yr. 23 27 Value of Stamp or Exempt Number \$ 1548.00 28 Recording Data BL 2023, Pg 1124 For Dept. Use Only
Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supercedes 96-269-2008 Rev. 6-2019
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of June A.D., 2023, at 3:12
o'clock P.M. Recorded in Book 2023
on Page 1124

Abbey Havig County Clerk
1000 VS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date <u>6-7-2023</u>
\$ <u>1548.00</u> By <u>VS</u>

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

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

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

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

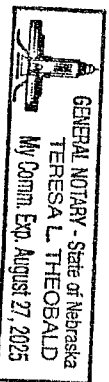
Executed June 7, 2023.

Norman W Witte
Norman W. Witte

Penny J Witte
Penny J. Witte

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on June 7, 2023 by
Norman W. Witte and Penny J. Witte, husband and wife.



Teresa L Theobald
Notary Public

Sales Worksheet

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD ; TRANSFER FROM CITY TO PROPERTY LLC	
Comments from	Comments:
000128000	

(Continue on back)

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

1163

FORM
521

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

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>14</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>6</u> Day <u>14</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2215 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address	
		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
11 Was ownership transferred in full? (if No, explain the division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (if No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other _____
--	--

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

\$9,220

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

☐ Yes ☒ No \$ _____ %

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No

18 Address of Property

934 N Elm St
Red Cloud, NE 6897019 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as Grantee18a ☐ No address assigned 18b ☐ Vacant land

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

See attached

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

22 Total purchase price, including any liabilities assumed

22 \$ 3,000.00

23 Was non-real property included in the purchase?

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

23 \$ 1

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

24 \$ 3,000.00

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign

here Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613

Phone Number

6/14/23

Date

26 Date Deed Recorded Mo. 6 Day 14 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt #2 28 Recording Data BR2023, Pg 1165

For Dept. Use Only

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 June A.D., 2023, at 11:31
o'clock A.M. Recorded in Book 2023
on Page 1165-1166
Abbay Huang County Clerk
1600 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY	
Date	STAMP TAX
<u>6-14-23</u>	<u>6-14-23</u>
Except # <u>2</u>	By <u>DA</u>

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

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

Executed June 14, 2023.

THE CITY OF RED CLOUD,
BOARD OF PUBLIC TRUST

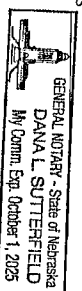
[Signature]
Kory McCracken, Chairman

[Signature]
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



[Signature]
Notary Public

RESOLUTION NO. 866

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

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

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, a/k/a 934 N Elm St.

2. That the fair market value of the real property described above is less than five thousand dollars (\$5,000.00).
3. That after passage of this resolution directing the sale of the property, notice of such sale shall be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property.

4. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed 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.

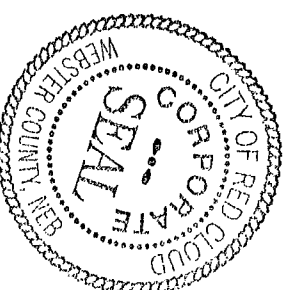
Passed and approved on June 6, 2023.

ATTEST:

THE CITY OF RED CLOUD, NEBRASKA

Maddy Schmet
City Clerk

Sheld Burrey
Mayor



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1167	6/14/2023	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000132700	164	4		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		020	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,095	1,065	2,160		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 11	C) 1	D) 1	E) 6	F) 1				
				Residential					Commercial				
Multiple Improvements:				Multiple Improvements:					Multiple Improvements:				
Construction Date:				Construction Date:					Construction Date:				
Floor:				Floor Sq. Ft.:					Floor Sq. Ft.:				
Building Cost New:				Cost:					Cost:				
Single Family Style: 101				Residential Condition: 10					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out					Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					Cost Rank: Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				

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

Assessor Comments and Reason for Adjustment:

WD ; TRANSFER FROM CITY TO PROPERTY LLC

Comments from
000132700

Comments:

(Continue on back)

1372
2008

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>14</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>6</u> Day <u>14</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2215 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Exempt <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Sheriff <input type="checkbox"/> Other	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	14 What is the current market value of the real property? \$2,865	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 1005 N Webster St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	20 Legal Description (Attach additional pages, if needed.) Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska		

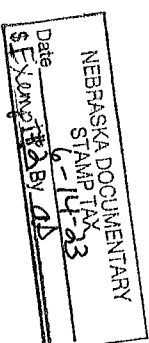
21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed \$ 2,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ -2,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number #2.
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Attorney
Phone Number (402) 746-3613
Date 6/14/23

26 Date Deed Recorded Mo. <u>6</u> Day <u>14</u> Yr. <u>23</u>	27 Value of Stamp or Exemption Number \$ Exempt #2	28 Recording Data BK2023, Pg 1167	For Dept Use Only
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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 June A.D., 2023, at 11:33
o'clock AM. Recorded in Book 2023
on Page 1167-1168
Abby Tang County Clerk
1.00 Deputy
Ind. Comp. Assessor Carded



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

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

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

Executed June 14, 2023.

THE CITY OF RED CLOUD,
BOARD OF PUBLIC TRUST

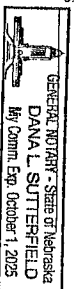
[Signature]
Kory McCracken, Chairman

[Signature]
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



[Signature]
Notary Public

RESOLUTION NO. 867

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

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

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

2. That the fair market value of the real property described above is less than five thousand dollars (\$5,000.00).
3. That after passage of this resolution directing the sale of the property, notice of such sale shall be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property.

4. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed 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.

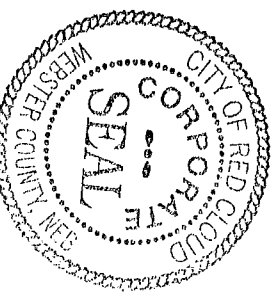
Passed and approved on June 16, 2023.

ATTEST:

THE CITY OF RED CLOUD, NEBRASKA

Maddy Schuster
City Clerk

Yadav Sharma
Mayor



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1169	6/15/2023	Base: 91-0002					Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number										
000154100	165	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value				4491			00	0	10065		008	0000		
Land	Improvements	Total		Date of Sale Property Classification Code										
5, 820	32, 055	37, 875		Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential					Commercial					
Multiple Improvements:				Multiple Improvements:					Multiple Improvements:					
Construction Date:				Construction Date:					Construction Date:					
Floor:				Floor Sq. Ft.:					Floor Sq. Ft.:					
Building Cost New:				Cost:					Cost:					
Single Family Style: 101				Residential Condition: 20					Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out					Primary:		Other1:		Other2:	
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn					Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from				Comments:										
000154100														

(Continue on back)

Real Estate Transfer Statement

165

FORM
521

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

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

1 County Name _____ 2 County Number 91

3 Date of Sale/Transfer Mo. 06 Day 15 Yr. 2023 4 Date of Deed Mo. 06 Day 15 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) _____ 6 Grantee's Name, Address, and Telephone (Please Print) _____

Grantor's Name (Seller)
Melvin M Ludlam
Street or Other Mailing Address
341 W 2nd Ave.
City
Red Cloud, NE 68970
State
Zip Code

Grantee's Name (Buyer)
Josiah, Stan and Troi Ellis
Street or Other Mailing Address
791 Hwy 281
City
Red Cloud, NE 68970
State
Zip Code

Phone Number
(402) 746-3507
Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No
Email Address
ludlam@gpccom.net
joyfulmom08@gmail.com

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death
☐ Buyer ☐ Seller ☒ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☐ No 12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No

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

14 What is the current market value of the real property? \$30,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No

18 Address of Property
209 S. Vine, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent
Josiah Ellis
791 Hwy 281, Red Cloud, NE 68970

18a ☐ No address assigned 18b ☐ Vacant land
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 County, Nebraska

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

22 Total purchase price, including any liabilities assumed 22 \$ 17,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list. (see instructions)) 23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 17,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Melvin M. Ludlam

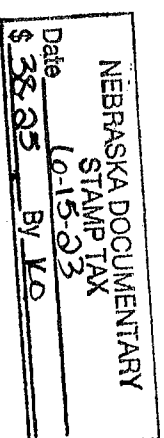
sign here Print or Type Name of Grantee or Authorized Representative (402) 746-3507
Signature of Grantee or Authorized Representative Title Date 6/15/2023

26 Date Deed Recorded Mo. 06 Day 15 Yr. 23 27 Value of Stamp or Exempt Number \$ 38.05 28 Recording Data BL 2023, Pg 1169 For Dept Use Only

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of June A.D., 2023, at 1:39
o'clock P.M. Recorded in Book 223
on Page 1169 - 1172

Abby Wesg County Clerk
28.00
Ind. Comp Assessor Carded



Leave Space Above Blank for Recording Data

Warranty Deed

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

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

The Grantor covenants with the Grantee that the Grantor:

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

Executed this 15 day of June, 2023.

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

Signed in the presence of:

Troi L. Ellis

Signature

Troi L. Ellis

Name

Melvin M. Luffman

Melvin M. Luffman

Grantor Acknowledgement

STATE OF NEBRASKA

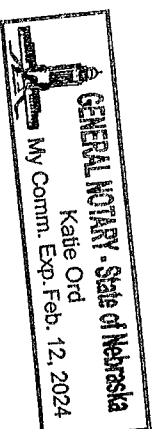
COUNTY OF Webster

In the State of Nebraska, County of Webster, on this 15 day of June, 2023, before me, Katie Ord, a Notary Public in and for the said County in the State of Nebraska, personally appeared Melvin M. Ludlarn, 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.

Katie Ord

Notary Public for the State of Nebraska

County of Webster



My Commission Expires: Feb 12, 2024

Prepared by:

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1173	6/15/2023	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
001504000	166	4	12	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4373	2	10	32	3	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
269,110	276,665	545,775		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		LCG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND		1G1	96.120	134,570					
	1A					1G	5.170	7,240					
	2A1					2G1	17.150	24,010					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1	3.180		Shelterbelt/Timber									
	1D	11.600		Accretion									
	2D1	0.540		Waste									
	2D	6.990		Other									
	3D1			AG LAND TOTAL			146.050	230,270					
	3D			Roads			1.930						
	4D1	2.470		Farm Sites			1.000	13,840					
	4D	2.830		Home Sites			1.000	25,000					
				Recreation									
Dwellings			171,475	Other			4.870						
Outbuildings			105,190	Non-AG TOTAL			8.800	38,840					

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
PERSONAL REP DEED		
Comments from		Comments:
001504000		

65085

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

166

FORM
521

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

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

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

1 County Name

2 County Number

WEBSTER - 91

3 Date of Sale/Transfer

4 Date of Deed

Mo. 6 Day 15 Yr. 2023

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
Street or Other Mailing Address

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)
Darin Burr and Johnna Burr
Street or Other Mailing Address
2785 N Holstein Ave

City State Zip Code

City Kenesaw

State NE

Zip Code 68956

Phone Number

402-467-4750

Is the grantee a 501(c)(3) organization? Yes ☒ No ☒

Email Address

n/a

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

(A) Status

☒ Improved ☐ Single Family
☐ Unimproved ☐ Multi-Family
☐ IOL ☐ Commercial

(B) Property Type

☐ Industrial ☐ Mineral Interests-Nonproducing
☐ Agricultural ☐ Mineral Interests-Producing
☐ Recreational

(C)

☐ Mobile Home

8 Type of Deed

☐ Bill of Sale ☐ Corrective
☐ Cemetery ☐ Death Certificate - Transfer on Death☐ Distribution ☐ Land Contract/Memo
☐ Easement ☐ Lease ☒ Partition
☐ Executor ☐ Mineral ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee
☐ Warranty☐ Other _____

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

☐ Buyer ☐ Seller ☒ No10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death
☐ Auction ☐ Easement ☐ Gift ☒ Life Estate ☐ Sale ☐ Trustee to Beneficiary
☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____

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

☒ Yes ☐ No12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No

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

☐ Yes ☒ No☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Step-parent and Step-child☐ Ex-spouse ☐ Parents and Child

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

\$700,000

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

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes ☐ No ☐ Yes ☐ Rulter Auction & Realty ☐ No

18 Address of Property

738 Road 1400
Red Cloud, NE 68970

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

Grantee

18a ☐ No address assigned18b ☐ Vacant land

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

Undivided 1/2 interest in and to: The Southwest Quarter (SW 1/4) 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.

21 If agricultural, list total number of acres transferred in this transaction 154.85+-

22 Total purchase price, including any liabilities assumed.

22 \$ 350,000.00

23 Was non-real property included in the purchase?

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

23 \$

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

24 \$ 350,000.00

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

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

Darin Burr

Printer Type Name of Grantee or Authorized Representative

Grantee

402-469-4750

Phone Number 6/ 1/2023

sign here

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

26 Date Deed Recorded

Mo. 6 Day 16 Yr. 23

27 Value of Stamp or Exempt Number \$ 787.50

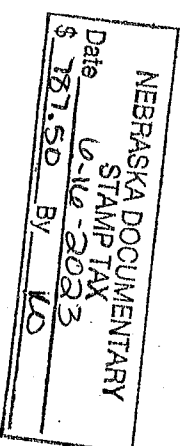
28 Recording Data

BL 20023 Pg 1173

For Dept Use Only

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 2023, at 11:30
o'clock P.M. Recorded in Book 2023
on Page 1173-1175
Abbey Havig County Clerk
22.00 10 Deputy
Ind. Comp. Assessor Carded



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

PERSONAL REPRESENTATIVE'S DEED

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

The Southwest Quarter (SW $\frac{1}{4}$) 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.

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

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

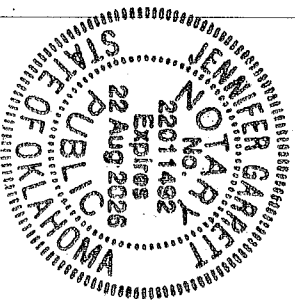
Executed JUNE 10, 2023.

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

STATE OF Oklahoma

)
) ss.
COUNTY OF Tulsa)

The foregoing instrument was acknowledged before me on June 10, 2023,
Mark C. Wilson, Co-Personal Representative of the Estate of Dennis D. Wilson,
Deceased.

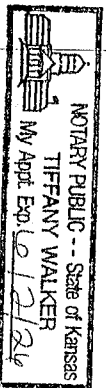


Jennifer Garrett
Notary Public

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

STATE OF Kansas)
COUNTY OF Johnson) ss.

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



Tiffany Walker
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1176	6/15/2023	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
001504000	167	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4373	2	10	32	3	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
269,110	276,665	545,775		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 9				
ICG		ACRES:		ICG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	96.120	134,570						
	1A				1G	5.170	7,240						
	2A1				2G1	17.150	24,010						
	2A				2G								
	3A1				3G1								
	3A				3G								
	4A1				4G1								
	4A				4G								
DRYLAND	1D1	3.180	8,270	Shelterbelt/Timber									
	1D	11.600	30,160	Accretion									
	2D1	0.540	1,405	Waste									
	2D	6.990	15,975	Other									
	3D1			AG LAND TOTAL		146.050	230,270						
	3D			Roads		1.930							
	4D1	2.470	4,025	Farm Sites		1.000	13,840						
	4D	2.830	4,615	Home Sites		1.000	25,000						
				Recreation									
	Dwellings		171,475	Other		4.870							
	Outbuildings		105,190	Non-AG TOTAL		8.800	38,840						

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

001504000

Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 6 Day 15 Yr. 2023 4 Date of Deed Mo. 6 Day 10 Yr. 2023

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

Grantor's Name (Seller) _____ Grantee's Name (Buyer) _____
Cheryl E. Wilson Darin Burr and Johanna Burr

Street or Other Mailing Address _____ Street or Other Mailing Address _____
Red Cloud 2785 N Holstein Ave

City _____ State _____ Zip Code _____ City _____ State _____ Zip Code _____
Red Cloud NE 68970 Kenesaw NE 68956

Phone Number _____ Phone Number 402-469-4750 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No

Email Address _____ Email Address n/a If Yes, is the grantee a 509(e) foundation? ☐ Yes ☒ No

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

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

8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☒ Personal Rep. ☐ Trust/Trustee ☐ Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Easement ☐ Gift ☒ Life Estate ☐ Sale ☐ Transfer on Death ☐ Trustee to Beneficiary

11 Was ownership transferred in full? (If No, explain the division.) ☐ Buyer ☐ Seller ☒ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____

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

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

☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Step-parent and Step-child

14 What is the current market value of the real property? \$700,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ % _____

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes ☐ No ☐ Yes ☐ No

18 Address of Property 738 Road 1400 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
Red Cloud, NE 68970

18a ☐ No address assigned 18b ☐ Vacant land

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

Undivided 1/2 interest in and to: The Southwest Quarter (SW 1/4) 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.

21 If agricultural, list total number of acres transferred in this transaction 154.85+.

22 Total purchase price, including any liabilities assumed. _____ 22 \$ 350,000.00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____ 24 \$ 350,000.00

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

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

Darin Burr

Print & Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

here

Grantee

Title

Date

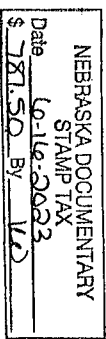
Register of Deed's Use Only

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number _____ 28 Recording Data _____ For Dept Use Only _____

Mo. 6 Day 16 Yr. 23 \$ 787.50 BK 2003, Pg 1176

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 2023, at 1:31
o'clock P.M. Recorded in Book 2223
on Page 1176
Abbey Hagic County Clerk
10.00 0 10 Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

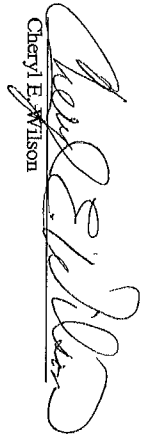
Cheryl E. Wilson, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Darin Burr and Johanna Burr, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined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

The Southwest Quarter (SW $\frac{1}{4}$) 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.

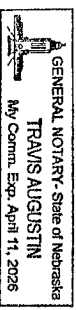
Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

- (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.

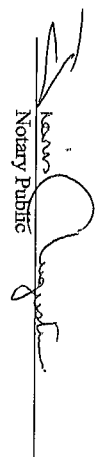
Executed June 13, 2023.


Cheryl E. Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)



The foregoing instrument was acknowledged before me on June 13, 2023
by Cheryl E. Wilson, a single person


Notary Public

My commission expires: April 11, 2026

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2023	1177	6/6/2023	Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
001910000	168	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371	2	11	25	1	00000	1	000	8695	
Land	Improvements	Total		Date of Sale Property Classification Code									
194,800		194,800		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	38.000	53,200							
1A				1G	23.000	32,200							
2A1				2G1	36.000	50,400							
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G	59.000	59,000							
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AGLAND TOTAL	156.000	194,800							
3D				Roads	4.000								
4D1				Farm Sites									
4D				Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL	4.000								

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from

001910000

Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 06 Day 06 Yr. 2023	4 Date of Deed Mo. 06 Day 06 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L. Simpson Street or Other Mailing Address 1062 Rd F City Red Cloud State NE Zip Code 68970 Phone Number NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Blender, LLC, a Nebraska limited liability company Street or Other Mailing Address 2885 St. Paul Road City Grand Island, NE 68801 State NE Zip Code 68801 Phone Number 308-384-9450 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dwiebe@charter-title.net		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status		(B) Property Type		(C)
<input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational				
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031) <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child				
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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Charter Title <input type="checkbox"/> No		
18 Address of Property , 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		
18a <input type="checkbox"/> No address assigned		18b <input checked="" type="checkbox"/> Vacant Land		
20 Legal Description The Northeast Quarter (NE1/4) of Section 25, Township 2 North, Range 11 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 \$ 424,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)				23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____				24 \$ 424,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

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

CHARTER TITLE & ESCROW SERVICES, INC.

Blender, LLC, a Nebraska limited liability company

747 N. BURLINGTON AVE, STE. G208

Print or Type Name of Grantee or Authorized Representative

HASTINGS, NE 68901

308-384-9450
Phone Numbersign
here

Signature of Grantee or Authorized Representative

Grantee or Authorized Representative

June 6, 2023
Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 6 Day 16 Yr. 23	27 Value of Stamp or Exempt Number \$ 954.00	28 Recording Data BX 2023, Pg 1177	
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State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 2023, at 3:21

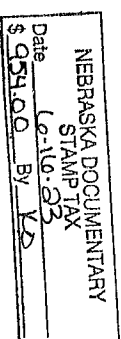
o'clock P.M. Recorded in Book 2023

on Page 1177

Abby Hsieh County Clerk

10:00 K.D. Deputy

Ind. 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,

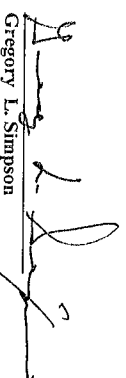
the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

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:

- (1) is lawfully seized 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;
- (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.

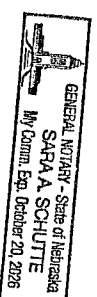
Executed this 16th day of June, 2023.


Gregory L. Simpson

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 16th day of June, 2023 by Gregory L. Simpson, a single person.


Notary Public Sara A. Schutte



Residential & Commercial Sales Worksheet

Entry No.	Book	Page	Sale Date	School District Code									
91	2023	1178	6/15/2023	Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
000116200	169	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10005		025	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1, 095	21, 975	23, 070		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:									
Construction Date:				Construction Date:									
Floor:				Floor Sq. Ft.:									
Building Cost New:				Cost:									
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				Cost Rank:					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				(6) <input type="checkbox"/> Pole Frame					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Badly Worn					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(30) <input type="checkbox"/> Above Average					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(40) <input type="checkbox"/> High					
(305) <input type="checkbox"/> Two Story Duplex							(50) <input type="checkbox"/> Very Good						
							(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD ; SALE BETWEEN BROTHERS													
Comments from				Comments:									
000116200													

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

169

FORM
521Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name

2 County Number

WEBSTER - 91



3 Date of Sale/Transfer

Mo. 6 Day 12 Yr. 2023

4 Date of Deed

Mo. 6 Day 15 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller)

Ronald T. Lara J and Amber J Strobl

Street or Other Mailing Address

428 N Chestnut St

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)

Ronald T. Strobl and Lara J. Strobl

Street or Other Mailing Address

428 N Chestnut Street

City

Red Cloud

State

NE

Zip Code

68970

City

Red Cloud

State

NE

Zip Code

68970

Phone Number
(402) 984-3518Phone Number
(402) 984-3518Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation?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)

- ☒ Improved ☒ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home
- ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt
- ☐ IOLL ☒ Commercial ☐ Recreational

8 Type of Deed

- ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____
- ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee
- ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty

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

- ☐ Buyer ☒ Seller ☒ No ☐ Auction ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death
- ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

- ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____
- ☒ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse
- ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child

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

\$ 12000

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

☐ Yes ☒ No \$ _____ %

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No

18 Address of Property

242 W 4th Avenue

Red Cloud, NE 68970

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

Grantor

18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

1/8 interest

22 Total purchase price, including any liabilities assumed _____

22 \$ 12000.00

23 Was non-real property included in the purchase?

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

23 \$ _____

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

24 \$ 12000.00

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

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

Don E. Theobald

Print or Type Name of Grantee or Authorized Representative

sign

here

Signature of Grantee or Authorized Representative

Title

Attorney

(402) 984-3518
Phone Number
6/15/2023
Date

Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Date

For Dept Use Only

Mo. 6 Day 16 Yr. 23

\$ 27.00

BX 2023, Pg 1178

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 20 23, at 3:35
o'clock P.M. Recorded in Book 2023
on Page 1178-1179
Abbey Hag County Clerk
16.00 16 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>16-16-23</u>	By <u>16</u>
\$ <u>27.00</u>	

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

JOINT TENANCY WARRANTY DEED

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

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

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

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

Executed June 15, 2023.

Ronald T. Strobl
Ronald T. Strobl

Lara J. Strobl
Lara J. Strobl

Allan J. Strobl

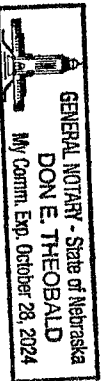
Amber J. Strobl


—

) \$\$.

—

The foregoing instrument was acknowledged before me on June 18, 2023 by Ronald T. Strobl and Lara J. Strobl, husband and wife.




Notary Public

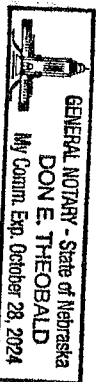
My commission expires: October 28, 2024


—

)S.

—

The foregoing instrument was acknowledged before me on June 15, 2023, by Allan J. Strobl and Amber J. Strobl, husband and wife.




Notary Public

My commission expires: 06/30/2024

Sales Worksheet

Entry No.	Book	Page	Sale Date		School District Code									
91	2023	1180	6/15/2023		Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number										
000115700	170	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value				4491			00	0	10005		025	0000		
Land	Improvements	Total		Date of Sale Property Classification Code										
670	1,035	1,705		Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements:										
Construction Date:				Construction Date:										
				1900										
Floor:				Floor Sq. Ft.:										
				838										
Building Cost New:				Cost:										
				82,475										
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out	Primary:				Other1:		Other2:			
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:				Residential Quality: 30				Cost Rank:						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame				Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):														

[illegible]

1157
3/16/10

NEBRASKA

Real Estate Transfer Statement

170

FORM
521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name

2 County Number

WEBSTER - 91

3 Date of Sale/Transfer

Mo. 6 Day 15 Yr. 23

4 Date of Deed

Mo. 6 Day 15 Yr. 23

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller)
Maria Z. Valencia

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)
TOP Tier Properties, LLC

Street or Other Mailing Address

Street or Other Mailing Address

3035 NW 255 Road

242 West 3rd

City

State

Zip Code

City

State

Zip Code

Phone Number

NE

68970

Red Cloud

NE

68970

308 393-1100

Phone Number

(402) 746-0328

Is the grantee a 501(c)(3) organization? Yes No

Email Address

Email Address

NA

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

(A) Status

(B) Property Type

(C)

- ☒ Improved ☒ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home
- ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt
- ☐ IOLL ☐ Commercial ☐ Recreational

8 Type of Deed

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No

☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other

☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse

☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$4,000 ☐ Yes ☒ No \$ %

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent 302 North Seward, Red Cloud, NE 68970 Grantee

18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed.

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

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

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

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

Lisa Martinez-Whitmer

Print/Or Type Name of Grantee or Authorized Representative

Member

Signature of Grantee or Authorized Representative

here

sign here

Grantee

Date

Register of Deeds Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Data

For Dept Use Only

Mo. 6 Day 16 Yr. 23

\$ 9.00

EX 2003, Pg 1180

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 2023, at 3:36
o'clock P.M. Recorded in Book 2023
on Page 1180
Dorey Harris County Clerk
10.00 10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>6-16-23</u>	By <u>10</u>
\$ <u>9.00</u>	

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

WARRANTY DEED

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

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

Executed June 15, 2023.

Maria Z. Valencia
Maria Z. Valencia

Roberto Parra
Roberto Parra

STATE OF NEBRASKA, COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 15, 2023 by Maria Z. Valencia, a married person.



[Signature]
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER)

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



[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2023	1183	3/24/2022	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
002500600	171	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
	Date of Sale Assessed Value			4129	4	12	15	0	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
523,570		523,570		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 10				
LCG		ACRES:		LCG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1			76.860	107,610				
	1A	24.800			1G			39.010	51,570				
	2A1				2G1			30.720	43,010				
	2A				2G								
	3A1				3G1								
	3A				3G			2.450	1,225				
	4A1	8.600			4G1								
	4A	4.970			4G			31.680	15,840				
DRYLAND	1D1			Shelterbelt/Timber									
	1D	5.940			Accretion			11.470					
	2D1				Waste			13.750	3,850				
	2D				Other								
	3D1												
	3D				Roads			3.010					
	4D1	45.890			Farm Sites								
	4D	31.790			Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings												
				Non-AG TOTAL				3.010					

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
CORRECTIVE WD; TRANSFER TO FAMILY LLC		
Comments from		Comments:
002500600 002510200		

131175
73476

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

171

FORM
521

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

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>24</u> yr. <u>2022</u>	4 Date of Deed Mo. <u>3</u> Day <u>24</u> yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rutt Family Properties, LLC Street or Other Mailing Address 1001 W. 1st Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-4853 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rutt Family Farms, LLC Street or Other Mailing Address 1001 W. 1st Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-4853 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) trans to LLC			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? <u>See attached</u>			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes _____ <input checked="" type="checkbox"/> No			
18 Address of Property Rural Webster County			
19 Name and Address of Person to Whom the Tax Statement Should be Sent Rutt Family Farms, LLC 1001 W. 1st Street Hastings, NE 68901			
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) see attached			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed 22 \$ 0.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ 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. Mark A. Beck (402) 463-4500 Printer Type Name of Grantee or Authorized Representative <u>Mark A. Beck</u> Attorney Signature of Grantee or Authorized Representative <u>Mark A. Beck</u> Date <u>10-16-2023</u>			

sign
herePrinter Type Name of Grantee or Authorized Representative
Mark A. Beck
Signature of Grantee or Authorized RepresentativeTitle
Attorney(402) 463-4500
Phone Number
10-16-2023
Date

Register of Deed's Use Only

26 Date Deed Recorded

Mo. 6 Day 20 yr. 23

27 Value of Stamp or Exempt Number

\$ Exempt #4

28 Recording Data

BK 202319 1183

For Dept. Use Only

That part of the Southwest Quarter (SW $\frac{1}{4}$) lying North of 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 Value \$230,000

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the Southeast Quarter (SW $\frac{1}{4}$) of Section Fifteen (15), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

All that portion of the Burlington Northern and Santa Fe 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 (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) 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 the East and West lines of said S $\frac{1}{2}$ of Section 15.

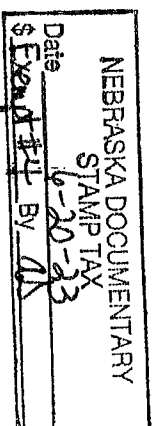
Value \$ 599,000

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 20 day
of June A.D., 20 23, at 11:05
o'clock A.M. Recorded in Book 2023
on Page 1183-1184

Cheryl Smith County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

That part of the Southwest Quarter (SW $\frac{1}{4}$) lying North of 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

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

All that portion of the Burlington Northern and Santa Fe 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 (SW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) 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 the East and West lines of said S $\frac{1}{4}$ of Section 15.

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

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

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

Executed as of the 24th day of March, 2022.

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

By: [Signature]
Robb Rutt, Manager

By: [Signature]
Regg Rutt, Manager

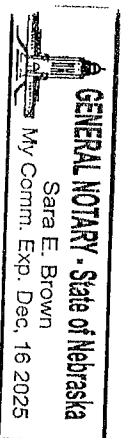
By: [Signature]
Ryan Rutt, Manager

By: [Signature]
Reed Rutt, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 24th day of March, 2022, by Robb Rutt, Ryan Rutt, Regg Rutt and Reed Rutt, Managers of Rutt Family Properties, L.L.C., a Nebraska Limited Liability Company.

[Signature]
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1185	6/12/2023	Base: 91-0074					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000307800	172	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133			00	0	20005		017	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
6,350	76,130	82,480		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:					
Construction Date:				Construction Date:				Construction Date:					
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:					
Building Cost New:				Cost:				Cost:					
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD

Comments from 000307800

Comments:

(Continue on back)

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

Anthony J. Krings

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

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

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

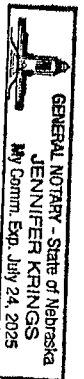
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: May 11, 2023.

Halle G. Stephens
HALLE G. STEPHENS

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on May 11, 2023, by Halle G. Stephens.



Jennifer Krings
Notary Public - Jennifer Krings

My commission expires: July 24, 2025

Sales Worksheet

Only No.	Book	Page	Sale Date	School District Code									
91	2023	1217	6/23/2023	Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number										
000148700	173	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4371			00	0	10045		002	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
1,640	38,270	39,910	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
			Residential			Commercial							
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :							
Construction Date:			1915			Construction Date :							
Floor:			940			Floor Sq. Ft. :							
Building Cost New:			Cost : 150,135			Cost :							
Single Family Style: 101			Residential Condition: 20			Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary:		Other1:		Other2:			
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good		(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent		(60) <input type="checkbox"/> Excellent					

[illegible]

NEBRASKA

Real Estate Transfer Statement

173

FORM
521Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 6 Day 13 Yr. 2023	Mo. 6 Day 22 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Lucas Slieter and Erin Slieter Street or Other Mailing Address 855 Reed Road 1700 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4341 Email Address n/a		Grantee's Name (Buyer) Marilyn Fritzler Ph. D. Street or Other Mailing Address 605 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (785) 221-8973 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	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? \$57,700		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Montgomery Auction & R <input type="checkbox"/> No	
18 Address of Property 605 N Cherry Street Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Radcliffs Addition to the City of Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed		22 \$ 57,700.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ _____	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 57,700.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

Marilyn Fritzler Ph.D.

Print or Type Name of Grantee or Authorized Representative

Grantee

(785) 221-8973

Phone Number

6/23/2023

Date

sign here

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only

26 Date Deed Recorded

Mo. 6 Day 23 Yr. 23 \$ 130.50

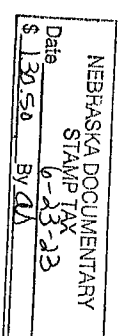
27 Value of Stamp or Exempt Number

28 Recording Date

BR2023101217

For Dept. Use Only

State of Nebraska } ss. Entered on the
 County of Webster } numerical index and filed for record in the
 Clerk's office of said county this 23 day
 of June A.D., 2023 at 1:59
 o'clock PM. Recorded in Book 2023
 on Page 1217
Abby Haug County Clerk
 Id. so Deputy
 Ind Comp Assessor Carded



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

WARRANTY DEED

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

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

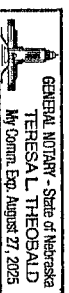
Executed June 22, 2023.

[Signature]
 Lucas Slieter

[Signature]
 Erin Slieter

STATE OF NEBRASKA)
) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 22, 2023 by Lucas Slieter and Erin Slieter, husband and wife.



[Signature]
 Notary Public

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1218	6/6/2023	Base: 01-0123			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
002107600	174	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
				4131	4	11	7	0	00000		000	0135	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
2, 916, 930	300, 560	3, 217, 490		A) 1	B) 01	C) 5	D) 2	E) 0	F) 10				
Irrigation Type:													
LCG				ACRES:		LCG		ACRES:		VALUE:			
IRRIGATED	1A1	176.180	958,415	GRASSLAND		1G1	19.120	26,775					
	1A	46.000	250,240			1G	27.230	37,890					
	2A1					2G1	43.500	60,895					
	2A	53.520	279,910			2G							
	3A1					3G1							
	3A					3G	0.140	70					
	4A1	13.270	66,220			4G1	2.550	1,275					
	4A	47.730	238,180			4G	33.300	16,650					
DRYLAND	1D1	144.870	376,660	Shelterbelt/Timber									
	1D	141.770	368,600	Accretion			8.110						
	2D1			Waste			2.550	1,275					
	2D	3.340	7,630	Other									
	3D1	5.590	12,775	AG LAND TOTAL			882.750	2,889,250					
	3D			Roads			16.530						
	4D1	18.520	30,195	Farm Sites			2.000	27,680					
	4D	95.460	155,595	Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings		300,560		Non-AG TOTAL			18.530	27,680					

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
WD ; TRANSFER BETWEEN BROTHER & SISTER		
Comments from		Comments:
002107600 002107800 002115300 002508000 002509700		

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 06 Day 06 Yr. 2023	Mo. 06 Day 06 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Linda K. Heiden and Erwin R. Heiden		Grantee's Name (Buyer) Kevin W. Karr and Mary L. Karr	
Street or Other Mailing Address 1627 Apache Ave.		Street or Other Mailing Address 2347 Road 750	
City Hastings	State NE	Zip Code 68901	City Bladen
			State NE
			Zip Code 68928
Phone Number (402) 845-6565		Phone Number (402) 460-8514	
Email Address Heiden@charter.net		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	
		Yes No [] [x]	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(c)	
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	
8 Type of Deed		<input type="checkbox"/> Land Contract/Memo	
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery		<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	
<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller		<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
Yes No [x] []		Yes No [x] []	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
Yes No [x] []		Yes No \$ % [] [x] [] []	
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
Yes No [] [x]		Yes No [] [x]	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
18a <input checked="" type="checkbox"/> No address assigned		18b <input checked="" type="checkbox"/> Vacant land	
18c Legal Description (Attach additional pages, if needed.)		Kevin W. Karr and Mary L. Karr 2347 Road 750 Bladen, NE 68928	

See attachment for legal descriptions and total number of acres of agricultural property, one-half of which is being conveyed

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

22 Total purchase price, including any liabilities assumed	22	\$	1,074,360.64
23 Was non-real property included in the purchase?	23	\$	0.00
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	1,074,360.64

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number, Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kevin W. Karr

sign here

Print or Type Name of Grantee or Authorized Representative
Kevin W. Karr

Signature of Grantee or Authorized Representative

Grantee

Phone Number
(402) 460-8514

Date
6/8/2023

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept Use Only
Mo. 6 Day 26 Yr. 23	\$ 2418.75	BK 2023 Pg 1218	

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.

Legal Descriptions	Current market value (assessed value)
A(1). One-half of Northeast Quarter (NE $\frac{1}{4}$) 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)	\$554,130
A(2). One-half of Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska (156 acres)	\$212,333
A(3). One-half of Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) 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)	(incl in A(1) above)
A(4). One-half of Southwest Quarter (SW $\frac{1}{4}$) 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)	\$171,148
A(5). One-half of Southwest Quarter (SW $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Two (2), Township Four (4) North, Range Twelve (12) West of the 6 th P.M., Webster County, Nebraska (234.46 acres)	\$260,208
A(6). One-half of Northeast Quarter (NE $\frac{1}{4}$) of Section Twelve (12), Township Four (4) North, Range Twelve (12) West of the 6 th P.M., Webster County, Nebraska (161.27 acres)	\$228,653
B(1). A tract of land 660 feet by 330 feet located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6 th P.M., Webster County, Nebraska	\$32,525
B(2). A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) 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	\$80,060

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 26 day
of June A.D., 20 23, at 10:35
o'clock A.M. Recorded in Book 2023
on Page 1218-1219

Abigail Traug County Clerk
Debbi Traug AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>6-26-23</u>
\$ <u>2418.75</u>	By <u>AK</u>

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

WARRANTY DEED

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

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

Northwest Quarter (NE $\frac{1}{4}$), Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except a 5-acre parcel previously conveyed by a deed recorded at Book 2012, Page 1331 of the Register of Deeds of Webster County, Nebraska

Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except a tract previously conveyed by a deed recorded at Book 2016, Page 2804 of the Register of Deeds of Webster County, Nebraska

Northwest Quarter (NW $\frac{1}{4}$), Section ~~Seven (7)~~, Township Four (4), Range Eleven (11) West of the 6th P.M., in Webster County, Nebraska

Southwest Quarter (SW $\frac{1}{4}$) and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$), Section Two (2), Township Four (4) North, Range Twelve (12) West of the 6th P.M., in Webster County, Nebraska

Southwest One-Quarter (SW $\frac{1}{4}$), Section Thirty-two (32), Township Four (4), Range Eleven (11), Webster County, Nebraska

Northeast Quarter (NE $\frac{1}{4}$), Section Twelve (12), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

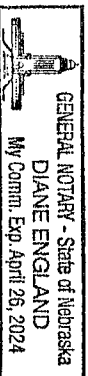
- (1) are lawfully seised of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: June 6th, 2023.

Linda K. Heiden
Linda K. Heiden
Erwin R. Heiden
Erwin R. Heiden

STATE OF NEBRASKA)
) SS:
COUNTY OF PLATT)

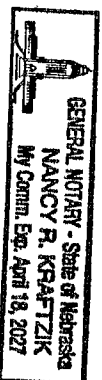
The foregoing instrument was acknowledged before me on June 6th, 2023
2023 by Linda K. Heiden, wife of Erwin R. Heiden.



Diane England
Notary Public

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 7th,
2023 by Erwin R. Heiden, husband of Linda K. Heiden.



Nancy R. Kraftzik
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1227	6/26/2023	Base: 91-0002					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number									
001402400	175	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Bk	Parcel	
				4489	1	10	5	0	00000	1	000	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
26,540	4,230	30,770		A) 1	B) 05	C) 5	D) 3	E) 0	F) 6				
Irrigation Type:													
LCG		ACRES:		LCG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND		1G1							
	1A					1G							
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1			Shelterbelt/Timber									
	1D			Accretion									
	2D1			Waste									
	2D			Other									
	3D1			AG LAND TOTAL									
	3D			Roads									
	4D1			Farm Sites		1.000		13,840					
	4D			Home Sites		4.070		12,700					
				Recreation									
Dwellings				Other									
Outbuildings		4,230		Non-AG TOTAL		5.070		26,540					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

001402400

Comments:

(Continue on back)

11/02/11
6:27:00

NEBRASKA

Real Estate Transfer Statement

NS

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

FORM
521

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>26</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>6</u> Day <u>7</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Aaron Sheltrown and Sherika Sheltrown Street or Other Mailing Address 1503 Bluestem Cir City Junction City State KS Zip Code 66441		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scot O'Brien and Amanda O'Brien Street or Other Mailing Address 909 Army Rd 311 City Barstow State CA Zip Code 92311	
Phone Number (402) 519-3723		Phone Number (760) 590-8429	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type		(C)
(A) Status				
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home				
<input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt				
<input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational				
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other				
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee				
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other				
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? <u>\$30,770</u>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property 1435 Hwy 136 Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				
20 Legal Description (Attach additional pages, if needed.) See Attached				
21 If agricultural, list total number of acres transferred in this transaction _____.				
22 Total purchase price, including any liabilities assumed 22 \$ 35,000.00				
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00				
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 35,000.00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.				

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

Kory McCracken

Print or Type Name of Grantor or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613
Phone Number
6/26/23
Date

Register of Deeds Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>26</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>18.15</u>	28 Recording Data BK <u>202319</u> PG <u>127</u>	For Dept. Use Only
---	---	---	--------------------

A tract of land located in the NW $\frac{1}{4}$ of Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said NW $\frac{1}{4}$ bears S90°00'00"W; Beginning at a point on the $\frac{1}{4}$ Section line 57.41 feet South of the N $\frac{1}{4}$ corner of said Section 5, said point being on the Southerly R.O.W. line of U.S. Highway No. 136; thence S89°59'15"W a distance of 595.93 feet on said 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; 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 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 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; thence S00°00'00"W a distance of 185.74 feet to a point; thence N90°00'00"E a distance of 1202.63 feet to a point on the $\frac{1}{4}$ Section line; thence N01°12'54"E a distance of 178.54 feet to Point of Beginning, containing 5.07 acres more or less.

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 26 day
of June A.D., 20 23, at 2:46
o'clock P.M. Recorded in Book 2623
on Page 1227-1228Abbey Hwang County Clerk
16.00 DeputyInd. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX		
Date	<u>6-26-23</u>	
\$	<u>18.75</u>	By <u>AB</u>

JOINT TENANCY WARRANTY DEED

Aaron Sheltown and Sherika Sheltown, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Scot O'Brien & Amanda O'Brien, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the NW $\frac{1}{4}$ of Section Five (5), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said NW $\frac{1}{4}$ bears S90°00'00"W; Beginning at a point on the $\frac{1}{4}$ Section line 57.41 feet South of the N $\frac{1}{4}$ corner of said Section 5, said point being on the Southerly R.O.W. line of U.S. Highway No. 136; thence S89°59'15"W a distance of 595.93 feet on said 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; 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 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 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; thence S00°00'00"W a distance of 185.74 feet to a point; thence N90°00'00"E a distance of 1202.63 feet to a point on the $\frac{1}{4}$ Section line; thence N01°12'54"E a distance of 178.54 feet to Point of Beginning, containing 5.07 acres more or less.

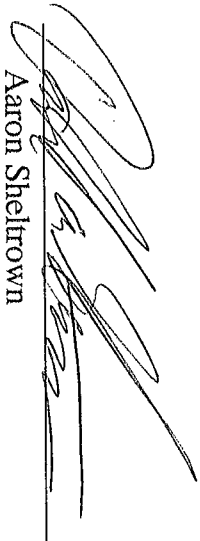
GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that GRANTORS:

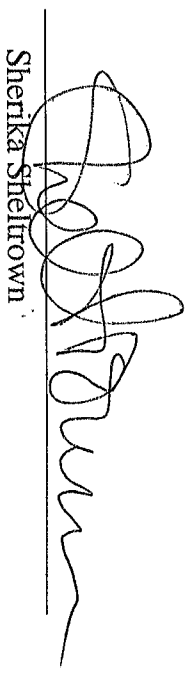
(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed June 7, 2023.

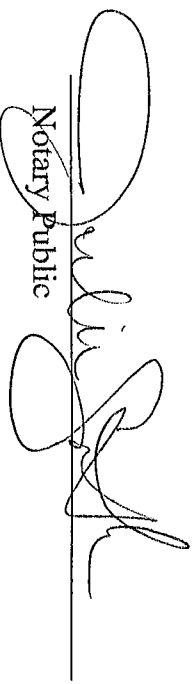

Aaron Shelton


Sherika Shelton

STATE OF KS, COUNTY OF Geary) ss.

The foregoing instrument was acknowledged before me on June 7, 2023, by
Aaron Shelton and Sherika Shelton, husband and wife.

Comm. expires 4/11/27


Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1230	3/30/2023	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #			Parcel Number								
001501100	176	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4373	2	10	25	1	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
208,115	845	208,960		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	16.310	22,835							
1A				1G	83.230	116,525							
2A1				2G1	9.680	13,555							
2A				2G									
3A1				3G1	0.110	155							
3A				3G									
4A1				4G1									
4A				4G	40.110	40,110							
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL				151.630		194,275			
3D				Roads				3.600					
4D1				Farm Sites				1.000		13,840			
4D				Home Sites									
				Recreation									
				Other									
Dwellings				Non-AG TOTAL				4.600		13,840			
Outbuildings													

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD ; SALE BETWEEN BROTHER & SISTER

Comments from
001501100

Comments:

(Continue on back)

15011
6/20/25

Real Estate Transfer Statement

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

176

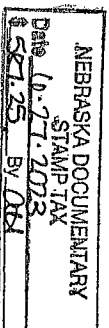
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer Mo. 03 Day 20 Yr. 2023		4 Date of Deed Mo. 03 Day 30 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Julie & Douglas Stitt Street or Other Mailing Address 1282 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2746 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W. & Fawn L. Hoit Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status				(B) Property Type		(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational				<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)				10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child				14 What is the current market value of the real property?			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %				16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				18 Address of Property Rural Property Webster County, NE 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee				20 Legal Description SEE DESCRIPTION ATTACHED			
21 If agricultural, list total number of acres 160+-							
22 Total purchase price, including any liabilities assumed							
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number							
Under penalties of law, I declare that I have examined the statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Attorney here sign here (402) 746-3613 Phone Number 6-28-23 Date							
Register of Deed's Use Only							
26 Date Deed Recorded Mo. 6 Day 11 Yr. 23		27 Value of Stamp or Exempt Number \$ 887.25		28 Recording Data BK2023, Pg1230		For Dept. Use Only	

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT the tract previously conveyed to 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 90° South a distance of 300 feet; Thence deflecting 90° West a distance of 500 feet; Thence deflecting 90° North a distance of 300 feet to a point on the Section line; Thence East along the Section line a distance of 500 feet to the point of beginning.

State of Nebraska } ss.
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of NOV A.D., 2023, at 1:30
o'clock P.M. Recorded in Book 2023
on Page 1730.
Abigail Harris County Clerk
\$10.00 OK Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED



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

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT the tract previously conveyed to 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 90° South a distance of 300 feet; Thence deflecting 90° West a distance of 500 feet; Thence deflecting 90° North a distance of 300 feet to a point on the Section line; Thence East along the Section line a distance of 500 feet to the point of beginning.

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

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

Executed March 30, 2023.

Julie Stitt 
Douglas Stitt 

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 30, 2023, by Julie Stitt and Douglas Stitt, wife and husband.



Dana L. Sutterfield
Notary Public

Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1235	6/17/2023	Base: 91-0002			Affiliated:	Unified:				
Location ID	Sale Number	Useability & Code #			Parcel Number							
000110000	177	4	05	GeoCte	Twn	Rng	Sect	Qrt	Subdiv	Area	Bk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		017	0000
Land	Improvements	Total	Date of Sale Property Classification Code									
1, 915	83, 535	85, 450	Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
			Residential			Commercial						
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :						
Construction Date:			Construction Date : 1942			Construction Date :						
Floor:			Floor Sq. Ft. : 1,068			Floor Sq. Ft. :						
Building Cost New:			Cost : 122,875			Cost :						
Single Family Style: 101			Residential Condition: 35			Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out		Primary:			Other1:			Other2:			
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn		Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average		(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good		(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good		(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame			Condition:			
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low		Cost Rank:			Condition:						
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair		(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good		(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD ; TRANSFER BETWEEN PARENT & CHILD												
Comments from												
000110000												
Comments:												
(Continue on back)												

Real Estate Transfer Statement

Good Life, Great Service.
DEPARTMENT OF REVENUEFORM
521

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

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

1 County Name _____		2 County Number _____		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>17</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>6</u> Day <u>17</u> Yr. <u>2023</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nancy H. Krejci and Mark Krejci Street or Other Mailing Address 1035 N 32nd St City Omaha State NE Zip Code 68131				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas G. Hoshouer Street or Other Mailing Address 515 Clark Ave City Lincoln State NE Zip Code 68501					
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational				(B) Property Type <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty				(C)	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____									
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____									
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child									
14 What is the current market value of the real property? \$60,000									
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %									
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes GTA Real Estate <input type="checkbox"/> No									
18 Address of Property 634 N Walnut St Red Cloud, NE 68970									
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee									
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land									
20 Legal Description (Attach additional pages, if needed.) Lots Eighteen (18), Nineteen (19), Twenty (20) and the South Half (S1/2) of Lot Twenty-one (21), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska									
21 If agricultural, list total number of acres transferred in this transaction _____.									

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

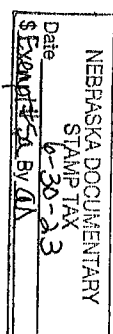
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here
Print or Type Name of Grantor or Authorized Representative
Bridget Daehling
Signature of Grantor or Authorized Representative
Title
Agent
Date
(402) 746-2242
Phone Number
6/26/2023

26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ Exempt # SA	28 Recording Data BK 2023 Pg 1235	For Dept. Use Only
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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 June, A.D., 2023, at 9:51
o'clock AM. Recorded in Book 2023
on Page 1235
Abby Hing County Clerk
10 Deputy
Ind Comp Assessor Carded



Return to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68770

WARRANTY DEED

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 defined in Neb. Rev. Stat. 76-201):

Lot 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:

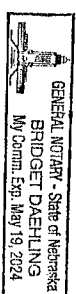
- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed June 17, 2023.

Nancy H. Krejci
Nancy H. Krejci

Mark G. Krejci
Mark Krejci

STATE OF NEBRASKA)
COUNTY OF) ss.



The foregoing instrument was acknowledged before me on
by Nancy H. Krejci and Mark Krejci, wife and husband. , 2023

Bridget Daehling
Notary Public

My commission expires: May 19, 2024

Sales Worksheet

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

178

FORM
521Good Life, Great Service.
DEPARTMENT OF REVENUE

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

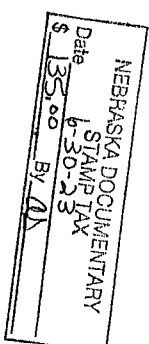
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 6 Day 30 Yr. 2023	Mo. 6 Day 24 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Douglas G. Hoschouer Street or Other Mailing Address 515 Norris Avenue	Grantee's Name (Buyer) Roland Williams and Linda Williams Street or Other Mailing Address 502 E 8th St		
City McCook	State NE	Zip Code 69001	City Cozad
Phone Number 402-746-4467	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Zip Code 69130
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.	(C)		
(A) Status	(B) Property Type		
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> TOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	14 What is the current market value of the real property?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	\$60,000		
16 Does this conveyance divide a current parcel of land?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %		
18 Address of Property 634 N Walnut St Red Cloud, NE 68970	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes GTA Real Estate Group <input type="checkbox"/> No		
18a <input type="checkbox"/> No address assigned	19 Name and Address of Person to Whom the Tax Statement Should be Sent		
18b <input type="checkbox"/> Vacant land	Grantee		
20 Legal Description (Attach additional pages, if needed.) Lots Eighteen (18), Nineteen (19), Twenty (20) and the South Half (S1/2) of Lot Twenty-one (21), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction			
22 Total purchase price, including any liabilities assumed	22 \$ 60,000.00		
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 60,000.00		
25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Roland Williams	25		
sign here	Grantee		
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Title		
26 Date Deed Recorded Mo. 6 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ 135.60		28 Recording Data BK 2023, B 1236
Register of Deed's Use Only		For Dept. Use Only	

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of June A.D., 2023, at 9:54
o'clock A.M. Recorded in Book 2023
on Page 1236

Abigail H. H. H. County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



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

JOINT TENANCY WARRANTY DEED

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

Lots 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:

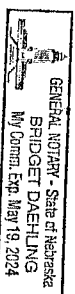
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 24, 2023.

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

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on June 24, 2023
by Nancy H. Krejci, as Attorney-in-Fact for Douglas G. Hoschouer, a single person.



Bridget Daebling
Notary Public

My commission expires May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1255	6/30/2023	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000161800	179	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10090	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
22, 645		22, 645		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RURAL (RUR)				A) 2	B) 05	C) 1	D) 1	E) 6	F) 6				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				Cost Rank: Condition:					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				(6) <input type="checkbox"/> Pole Frame					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Worn Out					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(20) <input type="checkbox"/> Badly Worn					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(30) <input type="checkbox"/> Average					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(40) <input type="checkbox"/> High					
(305) <input type="checkbox"/> Two Story Duplex								(50) <input type="checkbox"/> Very Good					
								(60) <input type="checkbox"/> Excellent					

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	

WD	
Comments from	Comments:
000161800	

(Continue on back)

NEBRASKA
Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>20</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>6</u> Day <u>30</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Susan Daily Street or Other Mailing Address 109 Elm St City Lebanon State KS Zip Code 66952		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Evan Mendyk Street or Other Mailing Address 3612 Catfish Ave City Grand Island State NE Zip Code 68801	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		8 Type of Deed <input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational	
(A) Status		(B) Property Type	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child		14 What is the current market value of the real property? \$21,995	
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		18 Address of Property Pt Annex Lot 13 Red Cloud, NE 68970	
19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee		20 Legal Description (Attach additional pages, if needed.) 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land See attached	
21 If agricultural, list total number of acres transferred in this transaction 9,270 +/-			
22 Total purchase price, including any liabilities assumed.			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list. (see instructions))			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Numbersign
here

Signature of Grantee or Authorized Representative

Title

6/20/23
Date

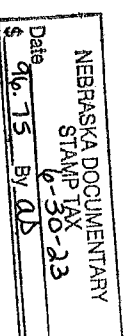
Register of Deed's Use Only

For Dept Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>96.75</u>	28 Recording Data BK 2023, Pg 1955
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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 112.55 feet to a point; thence N89°55'55"E on the South 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.

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 June, A.D., 2023 at 11:04
 o'clock AM. Recorded in Book 2023
 on Page 1255
Alfred Hwang County Clerk
10.00 Deputy
 Ind Comp Assessor Carded



WARRANTY DEED

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

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 112.55 feet to a point; thence N89°55'55"E on the South 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 covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

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

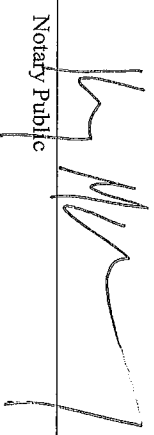
Executed June 30, 2023.


 Susan Daily

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires 


 Notary Public