

1233
25240

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

158

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>06</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>06</u> Day <u>06</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Myron C Nichols Street or Other Mailing Address 1013 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4172 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam K Vetter Street or Other Mailing Address 546 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$6,950

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

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	7,000.00
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	\$	7,000.00

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

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

sign here

Kory McCracken
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative

Attorney
 Title

(402) 746-3613
 Phone Number

06/07/2023
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>6</u> Day <u>7</u> Yr. <u>2023</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data <u>BK 2023, Pg 1110</u>	For Dept. Use Only
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Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), and the South 4 feet of the vacated alley abutting said Lot 26, Block Two (2), Richardsons 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 7th day of June A.D., 2023, at 11:50 o'clock A.M. Recorded in Book 2073 on Page 1110
Abbey Harg County Clerk
\$10.00 Oct Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-7-2023
\$ 15.75 By att

WARRANTY DEED

Myron C. Nichols, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Adam K. Vetter, ~~a single person~~, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), and the South 4 feet of the vacated alley abutting said Lot 26, Block Two (2), Richardsons 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 6, 2023.

Myron C. Nichols
Myron C. Nichols

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 6, 2023, by Myron C. Nichols, a single person.

Comm. expires


Kory McCracken
Notary Public

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, City, State, Zip Code, Phone Number, 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) Mobile Home

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

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

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

sign here, Kory McCracken, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Attorney, Title, (402) 746-3613, Phone Number, 06/08/2023, Date

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

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

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

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

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

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1146	6/8/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125800		162		14		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,310		875		2,185		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. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				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:				(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 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:								
000125800														
No utilities House condemned														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>24</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) Bridget Barron Street or Other Mailing Address 1215 110th Street City Omaha State NE Zip Code 68144 Phone Number (308) 263-5816 Email Address jtkbmb@comcast.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Willa Cather Foundation Street or Other Mailing Address 413 North Webster City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2653 Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address aolson@willacather.org			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$145,580

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
NA

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Willa Cather Foundation
 attn Ashley Olson
 413 North Webster
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The North 1/2 of the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of Lot 8 and all of Lot 6, in the Southeast 1/4 of the Northwest 1/4 all in Section 7, Township 1 North, Range 10 West of the 6th P.M., EXCEPT a tract of land deeded to Webster County, Nebraska at Book 1 Miscellaneous, Page 241, records of the County Clerk of Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 79.77

22 Total purchase price, including any liabilities assumed	22	\$	0	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0	00

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

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

Robert Thacker (315) 854-5878
 Print or Type Name of Grantee or Authorized Representative Phone Number

Bob Thacker President, Willa Cather Foundation
 Signature of Grantee or Authorized Representative Title
 Date **June 27, 2023**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt</u> # <u>25</u>	28 Recording Data <u>BK 2023 Pg 1268</u>	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/03/23
\$ Ex025 By AS

Bk 2023, Pg 1268

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of July A.D., 2023, at 02:05 o'clock PM. Recorded in Book 2023 on Page 1268

Abbey King County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

(Above space for recorder's use)

Jacobsen, Orr Law Firm
P. O. Box 1060
Kearney, NE 68848-1060

QUITCLAIM DEED

Bridget Barron, a single person, for valuable consideration received from the Willa Cather Foundation, a Nebraska Nonprofit Corporation, hereinafter called "Grantee," quitclaims to Grantee the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

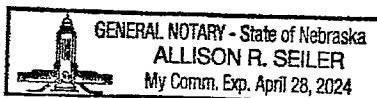
The North 1/2 of the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of Lot 8 and all of Lot 6, in the Southeast 1/4 of the Northwest 1/4 all in Section 7, Township 1 North, Range 10 West of the 6th P.M., EXCEPT a tract of land deeded to Webster County, Nebraska at Book 1 Miscellaneous, Page 241, records of the County Clerk of Webster County, Nebraska

Executed this 24th day of May, 2023.

Bridget M. Barron
Bridget Barron

STATE OF NEBRASKA)
) SS:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 24th day of May, 2023, by Bridget Barron.



Allison R. Seiler
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1268	5/24/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001403400		180		4 12		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	7	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
86,320				86,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.590		340				
	1A						1G	32.500		44,715				
	2A1						2G1	7.150		10,010				
	2A						2G	5.550		7,770				
	3A1						3G1							
	3A						3G							
	4A1						4G1	1.730		865				
	4A						4G	17.560		8,780				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion		8.180						
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		73.260		72,480				
	3D					Roads		5.510						
	4D1					Farm Sites		1.000		13,840				
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		6.510		13,840				
Assessor's Adjustment to Sale Price (+ or -):							Total Recapture Value:							
Assessor Comments and Reason for Adjustment:														
QCD; TRANSFER TO NONPROFIT ORGANIZATION														
Comments from							Comments:							
001403400														
(Continue on back)														

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name _____ 2 County Number _____
 3 Date of Sale/Transfer Mo. 04 Day 24 Yr. 2023 4 Date of Deed Mo. 04 Day 21 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) **John Gerten**
 Street or Other Mailing Address **5132 WEST 134TH PLACE**
 City **HAWTHORNE** State **CA** Zip Code **90250**
 Phone Number **310.968.4335**
 Email Address **sharkg@sbcglobal.net**

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) **Jacob and Kyla Lovejoy**
 Street or Other Mailing Address **419 N Thorne Ave, PO Box 6**
 City **Bladen** State **NE** Zip Code **68928**
 Phone Number **402.705.7227** Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No
 Email Address **jakelovejoy6@gmail.com**

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Multi-Family	
	<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
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

14 What is the current market value of the real property?
\$ 3,500

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

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

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

18 Address of Property
422 N Webster, Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jacob and Kyla Lovejoy
419 N Thorne, PO Box 6

18a No address assigned 18b Vacant land


20 Legal Description (Attach additional pages, if needed.)
0 4 11 S1/2 OF LOT 1 & ALL LOTS 2-4 BLK 3 BLADEN 1ST ADDITION

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

22 Total purchase price, including any liabilities assumed	22	\$	3,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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.

John Gerten | **U.968.433**
 Print or Type Name of Grantee or Authorized Representative | Phone Number
 | **4/21/2023**
 Signature of Grantee or Authorized Representative | Title | Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data BK2023, Pg 1269

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

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of July A.D. 2023 at 2:45
o'clock PM Recorded in Book 2023
on Page 1269
Abbey Craig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

TAX PARCEL ID #: 000511600

Prepared By:
Ms. Gretchen Lockhart Mastrodonato
603 N Main St
Bladen, Nebraska 68928

After Recording Return To:
Mr. Jacob Lovejoy
419 N Thorne St
Bladen, Nebraska 68928

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-3-23
\$ 9.00 By AD

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. John J Gerten, ("Grantor") whose address is 5132 W 134th Pl, Hawthorne, California 90250, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Jacob and Kyla Lovejoy ("Grantee"), whose address is 419 N Thorne St, Bladen, Nebraska 68928, all right, title, interest and claim to the following real estate property located at 422 North Webster Street in the City/Township of Bladen, located in the County of Webster and State of Nebraska and ZIP code of 68928, to-wit:

Property having Lot No. S1/2 of Lot 1 & all lots 2-4 with the Section No. 0 4 11, and having the following description: 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2-4 BLK 3 BLADEN 1ST ADDITION.

FOR VALUABLE CONSIDERATION, in the amount of \$3,500.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/24/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

John Gerten
dotloop verified
04/21/23 12:50 PM
PDT
453A-18V8-BT3U-IW0L

(Grantor's Signature)

Mr. John J Gerten
(Grantor's Printed Name)

Jacob Lovejoy
dotloop verified
04/21/23 12:07 PM CDT
M480-G66C-QVEH-BFDP

(Grantee's Signature)

Mr. Jacob Lovejoy
(Grantee's Printed Name)

Kyla Lovejoy
dotloop verified
04/21/23 12:09 PM CDT
ZJST-NGFH-RCWQ-KOMC

(Grantee's Signature)

Mrs. Kyla Lovejoy
(Grantee's Printed Name)

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1269	4/24/2023	Base: 01-0123	Affiliated:			Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000511600		181		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131				00	0	30010		003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,710				2,710		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 2	B) 01	C) 1	D) 1	E) 7	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:				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:				(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 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:														
QCD														
Comments from							Comments:							
000511600														
(Continue on back)														

Real Estate Transfer Statement

182

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>3</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>6</u> Day <u>9</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger L. Bohrer and Lila J. Bohrer Street or Other Mailing Address 341 W 10th Avenue City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Ave City Red Cloud State NE Zip Code 68970			
Phone Number (402) 746-4618		Phone Number (402) 746-0433		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address 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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	

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?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$54,000

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.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 27.66+-

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

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

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

Benjamin R. Hobbs (402) 746-0433
Print or Type Name of Grantee or Authorized Representative Phone Number

Benjamin R. Hobbs Grantee
Signature of Grantee or Authorized Representative Title Date **7/3/2023**

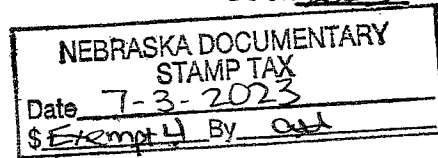
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>Bx 2023 Pg 1270</u>	

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

A tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence N88°37'16"E on the South line of said Northwest Quarter, a distance of 33.00 feet to the East right of way line of U.S. Highway 281 as recorded in Deed record Book 77, Page 1261, Also being the point of beginning; thence N1°05'00"W on said East right-of-way line a distance of 249.68 feet (250.00' record) to a tract of land as described in Deed record Book 2015, Page 2523, thence N88°53'25"E, on the South line of said tract, a distance of 299.98 feet (300.00' record) to the Southeast corner of said tract; thence N1°06'12"W on the east line of said tract, a distance of 199.96 feet (200.00' record) to the Northeast corner of said Tract; thence S 88°53'47"W, on the North line of said Tract, a distance of 285.52 feet (285.55' record) to the Northeast corner of said tract; thence S 88°52'47"W, on the North line of said Tract, a distance of 285.52 feet (285.55' record) to the Northwest corner of said tract and the East right-of-way line of said U.S. Highway 281, also being the beginning of a curve concave to the West having a radius of 1974.86 feet and a central angle of 8°37'52"; thence Northerly on said curve, the chord of which bears N 3°14'33"E, 297.22 feet, an arc distance of 297.50 feet; thence N 1°35'00"W on said East right-of-way line, a distance of 98.42 feet; thence N 3°06'00"E on said East right-of-way line, a distance of 490.48 feet to the North line of the South Half of the Northwest Quarter of said Section 36; thence N88°48'59"E on said North line, a distance of 960.57 feet; thence S 3°08'12"E, a distance of 1271.98 feet; thence S52°07'17"W, a distance of 98.50 feet to the South line of the Northwest Quarter of said Section 36; thence S 88°35'04"W on said South line, a distance of 259.06 feet to the Southeast corner of a tract of land as recorded in Deed record Book 2016, Page 1162; thence N1°19'51"W on the East line of said Tract, a distance of 204.10 feet (203.83' record) to the Northeast corner of said tract; thence S 88°35'53"W on the North line of said tract, a distance of 510.08 (510.00' record) to the northwest corner of said tract; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way.

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 3rd day
 of July A.D., 2023, at 3:50
 o'clock PM. Recorded in Book 2023
 on Page 1270-1271
Abbey Havig County Clerk
\$116.00 OH Deputy
 ind Comp Assessor Carded



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

CORRECTIVE WARRANTY DEED

Roger L. Bohrer and Lila J. Bohrer, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Benjamin Hobbs, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

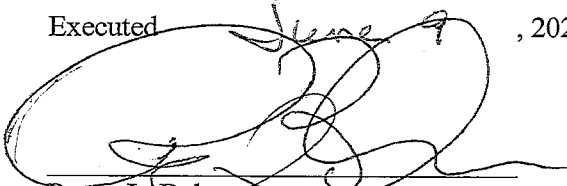
A tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence N88°37'16"E on the South line of said Northwest Quarter, a distance of 33.00 feet to the East right of way line of U.S. Highway 281 as recorded in Deed record Book 77, Page 1261, Also being the point of beginning; thence N1°05'00"W on said East right-of-way line a distance of 249.68 feet (250.00" record) to a tract of land as described in Deed record Book 2015, Page 2523, thence N88°53'25"E, on the South line of said tract, a distance of 299.98 feet (300.00' record) to the Southeast corner of said tract; thence N1°06'12"W on the east line of said tract, a distance of 199.96 feet (200.00' record) to the Northeast corner of said Tract; thence S 88°53'47"W, on the North line of said Tract, a distance of 285.52 feet (285.55' record) to the Northeast corner of said tract; thence S 88°52'47"W, on the North line of said Tract, a distance of 285.52 feet (285.55' record) to the Northwest corner of said tract and the East right-of-way line of said U.S. Highway 281, also being the beginning of a curve concave to the West having a radius of 1974.86 feet and a central angle of 8°37'52"; thence Northerly on said curve, the chord of which bears N 3°14'33"E, 297.22 feet, an arc distance of 297.50 feet; thence N 1°35'00"W on said East right-of-way line, a distance of 98.42 feet; thence N 3°06'00"E on said East right-of-way line, a distance of 490.48 feet to the North line of the South Half of the Northwest Quarter of said Section 36; thence N88°48'59"E on said North line, a distance of 960.57 feet; thence S 3°08'12"E, a distance of 1271.98 feet; thence S52°07'17"W, a distance of 98.50 feet to the South line of the Northwest Quarter of said Section 36; thence S 88°35'04"W on said South line, a distance of 259.06 feet to the Southeast corner of a tract of land as recorded in Deed record Book 2016, Page 1162; thence N1°19'51"W on the East line of said Tract, a distance of 204.10 feet (203.83' record) to the Northeast corner of said tract; thence S 88°35'53"W on the North line of said tract, a distance of 510.08 (510.00' record) to the northwest corner of said tract; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way.

Correct the Warranty Deed recorded August 17, 2020 in Book 2020, Page 2200.

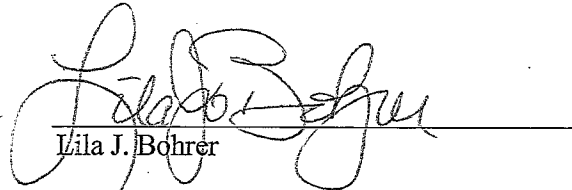
Grantors covenant, jointly and severally, if more than one, with Grantee that Grantors:

- (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 9, 2023.



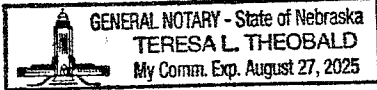
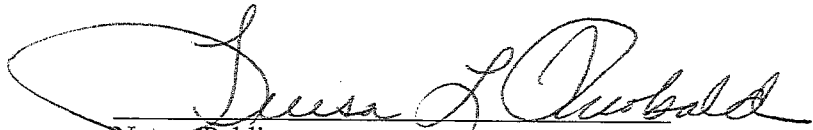
Roger L. Bohrer



Lila J. Bohrer

STATE OF NEBRASKA)
) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on ~~August~~ June 9, 2023 by Roger L. Bohrer and Lila J. Bohrer, husband and wife.

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1270	7/3/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001916403		182		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			36	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
53,045				53,045		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: OTHER IRRIGATION				A) 2	B) 05	C) 5	D) 2	E) 5	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	2.620			1,310			
DRYLAND	1D1					Shelterbelt/Timber								
	1D	12.150		31,590		Accretion								
	2D1	1.410		3,665		Waste								
	2D					Other								
	3D1					AG LAND TOTAL		26.290			53,045			
	3D					Roads								
	4D1					Farm Sites								
	4D	10.110		16,480		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE WD	
Comments from	Comments:
001916403	

(Continue on back)

Real Estate Transfer Statement 183

• 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. 7 Day 3 Yr. 2023		4 Date of Deed Mo. 6 Day 9 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger L. Bohrer and Lila J. Bohrer Street or Other Mailing Address 341 W 10th Avenue City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Black Hills <i>Nebraska Gas</i> Street or Other Mailing Address P O Box 20 City Rapid City State SD Zip Code 57709			
Phone Number (402) 746-4618		Phone Number (402) 746-0433		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,535

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes 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.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 17

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


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

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

sign here Teresa Theobald
 Print or Type Name of Grantee or Authorized Representative
Teresa Theobald
 Signature of Grantee or Authorized Representative
Title Agent
 Title
 (402) 746-2246
 Phone Number
7/3/2023
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2023, Pg 1272</u>	

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



A tract of land located in the South Half of the Northwest Quarter (S1/2NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., being more particularly described as follows:

Commencing at the Southwest corner of said Section 36, thence N88°36'37"E on the south line of the Northwest Quarter (NW1/4) of said section, 221.95 feet to the Point of Beginning; thence N01°25'21"W, 73.00 feet; thence N 88°36'37"E parallel with the south line of said NW1/4, 41.00 feet, to a point on the west line of a tract as recorded in Deed Book 2016, Page 1162; thence S01°25'21"E, along said west line, 73.00 feet to a point on the south line of said NW1/4; thence S88°36'37"W on the south line of said NW1/4, 41.00 feet to the Point of beginning, subject to county road right of way.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1272	7/3/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000180500		183		4 11		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	2	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
605		2,190		2,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 10	C) 4	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1950						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 320						
Building Cost New:				Cost :				Cost : 13,045						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 585 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 5						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls						
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: 30				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; CLEAR TITLE														
Comments from						Comments:								
000180500														
(Continue on back)														

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>3</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>6</u> Day <u>9</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Avenue City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Black Hills Nebraska Gas Street or Other Mailing Address P O Box 20 City Rapid City State SD Zip Code 57709			
Phone Number (402) 746-0433		Phone Number (402) 746-0433		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,535

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes 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.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 1 + -

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

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

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

sign here

Teresa Theobald
 Print or Type Name of Grantee or Authorized Representative

Teresa Theobald
 Signature of Grantee or Authorized Representative


Title Agent
 Title

(402) 746-2246
 Phone Number

7/3/2023
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2023, Pg 127B</u>	

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



A tract of land located in the South Half of the Northwest Quarter (S1/2NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., being more particularly described as follows:

Commencing at the Southwest corner of said Section 36, thence N88°36'37"E on the south line of the Northwest Quarter (NW1/4) of said section, 221.95 feet to the Point of Beginning; thence N01°25'21"W, 73.00 feet; thence N 88°36'37"E parallel with the south line of said NW1/4, 41.00 feet, to a point on the west line of a tract as recorded in Deed Book 2016, Page 1162; thence S01°25'21"E, along said west line, 73.00 feet to a point on the south line of said NW1/4; thence S88°36'37"W on the south line of said NW1/4, 41.00 feet to the Point of beginning, subject to county road right of way.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1273	7/3/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000180500	184	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	2	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
605	2,190	2,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 10	C) 4	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date :				Construction Date : 1950				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 320				
Building Cost New:				Cost :				Cost : 13,045				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 585 Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 5				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls				
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: 30		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD; CLEAR TITLE												
Comments from				Comments:								
000180500												

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>3</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>6</u> Day <u>22</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Black Hills Nebraska Gas, LLC frmly Source Gas Distribution		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin R. Hobbs	
Street or Other Mailing Address <u>PO Box 20</u>		Street or Other Mailing Address 406 E 7th Avenue	
City <u>Rapid City</u> State <u>SD</u> Zip Code <u>57709</u>		City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u>	
Phone Number <u>n/a</u>		Phone Number <u>(402) 746-0433</u>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address <u>n/a</u>		Email Address <u>n/a</u>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 2000⁰⁰

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
n/a

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.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 1.25

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

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

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

sign here Print or Type Name of Grantee or Authorized Representative: Teresa Theobald Title Agent

Signature of Grantee or Authorized Representative: [Signature] Title Agent

Phone Number: (402) 746-2246

Date: 7/3/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>3</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>exempt #4</u>	28 Recording Data <u>BK 2023, Pg 1274</u>

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

A tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence N89°36'43"E (assumed bearing) on the South line of said Northwest Quarter a distance of 33.00 feet to the East right-of-way line of U.S. Highway 281, as recorded in Deed Record Book 77, Page 1261, this being the point of beginning; thence N00°06'49"W, on said East right-of-way line a distance of 216.78 feet; thence N89°52'47"E, a distance of 299.98 feet; thence S00°07'44"E, a distance of 44.49 feet; thence S89°36'46"W, a distance of 71.01 feet; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E, a distance of 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way :

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1274	7/3/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001916403		185		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					36	2	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
53,045				53,045		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: OTHER IRRIGATION				A) 2		B) 05		C) 5		D) 2		E) 5		F) 8
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		2.620		1,310				
DRYLAND 1D1						Shelterbelt/Timber								
1D		12.150		31,590		Accretion								
2D1		1.410		3,665		Waste								
2D						Other								
3D1						AG LAND TOTAL		26.290		53,045				
3D						Roads								
4D1						Farm Sites								
4D		10.110		16,480		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; CORRECT LEGAL	
Comments from	Comments:
001916403	

(Continue on back)

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Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 7 Day 5 Yr. 23		4 Date of Deed Mo. 6 Day 28 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Adam K Vetter Street or Other Mailing Address 546 Elm St City Red Cloud State NE Zip Code 68970 Phone Number (308) 470-0146 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) High Flow Partnership Street or Other Mailing Address 309 N Broadwell City Grand Island State NE Zip Code 68803 Phone Number (308) 267-3020 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$6,950

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
538 N Elm St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	12,000	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	\$	12,000	00

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

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

sign here **Kory McCracken**
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative _____ Title Attorney
 Date 6/30/23
 Phone Number (402) 746-3613

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 5 Yr. 23	27 Value of Stamp or Exempt Number \$ 27.00	28 Recording Data BK2023, Pg 1275

Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), and the South 4 feet of the vacated alley abutting said Lot 26, Block Two (2), Richardson'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 5 day of July A.D., 2023 at 11:29 o'clock A. M. Recorded in Book 2023 on Page 1275
Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-5-23
\$ 27.00 By AD

WARRANTY DEED

Adam K. Vetter, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to High Flow Partnership, a Nebraska partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), and the South 4 feet of the vacated alley abutting said Lot 26, Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 28, 2023.

Adam K. Vetter

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 28, 2023, by Adam K. Vetter, a single person.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1275	7/5/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000120300		186		14		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10015			002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		5,310		6,950		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 : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,905				Floor Sq. Ft. :						
Building Cost New:				Cost : 158,985				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						
(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:								
000120300														
No utilities														
House Condemned														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 07 Day 05 Yr. 23		4 Date of Deed Mo. 06 Day 28 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) High Flow Partnership Street or Other Mailing Address 309 N Broadwell City Grand Island State NE Zip Code 68803 Phone Number (308) 267-3020 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andy Hernandez-Marcos and Donnis Hernandez-Marcos Street or Other Mailing Address 520 Kennedy Dr City Grand Island State NE Zip Code 68803 Phone Number (308) 267-4990 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,540

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
822 N Cedar St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$	14,000	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)	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	14,000	00

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

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

sign here **Kory McCracken**
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Attorney
 Title
 (402) 746-3613
 Phone Number
 7/5/23
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 7 Day 5 Yr. 23	27 Value of Stamp or Exempt Number \$ 31.50	28 Recording Data BK2023, Pg 1276	For Dept. Use Only
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Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), 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 5 day
of July A.D., 2023, at 11:34
o'clock AM. Recorded in Book 2023
on Page 1276
Abbey Hany County Clerk
DS Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-5-23
\$ 31.50 By DS

JOINT TENANCY WARRANTY DEED

High Flow Partnership, a Nebraska partnership, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Donnis Aldair Hernandez Marcos, a single person, and Andy Estuardo Hernandez Marcos, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), 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 28, 2023.

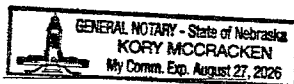
Stewart Ritter
Stewart Ritter, Partner

Alejandro Castro
Alejandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 28, 2023, by Stewart Ritter, Partner, and Alejandro Castro, Partner, on behalf of High Flow Partnership, a Nebraska partnership.

Comm. expires



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1276	7/5/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125800		187		14		GeoCde	Twon	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10020		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,310		875		2,185		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. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				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:				(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 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:														
JTWD														
Comments from						Comments:								
000125800														
No utilities House condemn														
(Continue on back)														

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>11</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>7</u> Day <u>11</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Katherine A. Fletcher, PR of the Estate of Shirley J. Grauer Street or Other Mailing Address 8953 Hillview Dr. City DeSoto State KS Zip Code 66018 Phone Number (913) 481-2323 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$173,430

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Katherine A. Fletcher
8953 Hillview Dr.
DeSoto, KS 66018

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 5, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction ~79.94

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number § 76-902(15)

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

Matthew J. Kemler (402) 934-4770
 Print or Type Name of Grantee or Authorized Representative Phone Number

Authorized Representative
 Signature of Grantee or Authorized Representative Title Date
7/11/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>11</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2023 Pg 1318

6 Grantee's Name, address and telephone

Katherine A. Fletcher
8953 Hillview Dr.
DeSoto, KS 66018
Phone:913-481-2323
Email: n/a

Daniel Grauer
3073 Meadow Lake Ave.
Largo, FL 33771
Phone: n/a
Email: n/a

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/11/23
\$ Ex015 By AS

Bk 2023, Pg 1318

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of July A.D., 2023, at 03:51
o'clock PM. Recorded in Book 2023
on Pages 1318-1319
Abbey King County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
David M. Dvorak
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

KATHERINE A. FLETCHER, Domiciliary Foreign Personal Representative of the ESTATE OF SHIRLEY J. GRAUER, pursuant to appointment by the County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 23-18 of that Court ("Grantor"), conveys and releases to DANIEL G. GRAUER, a married person, and KATHERINE A. FLETCHER, a married person, each an undivided one-half (1/2) interest as tenants-in-common, ("Grantees"), that certain real estate legally described as follows, together with all improvements thereupon, if any, subject to easements, reservations, covenants, restrictions and encumbrances of record:

The South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 5, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(15).

Grantor has determined that Grantees are the persons entitled to distribution of said real estate from said estate. Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey and release the same.

[Remainder of Page Intentionally Left Blank; Signature Page Follows.]

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1318	7/11/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002400200		188		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	5	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
178,640				178,640		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	1.150		2,990		Shelterbelt/Timber								
	1D	53.450		138,970		Accretion								
	2D1					Waste								
	2D					Other								
	3D1	0.330		755		AG LAND TOTAL		76.970				178,640		
	3D					Roads		2.970						
	4D1	8.880		14,475		Farm Sites								
	4D	13.160		21,450		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.970						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
002400200	

(Continue on back)

Real Estate Transfer Statement ¹⁸⁹

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. 7 Day 12 Yr. 2023		4 Date of Deed Mo. 7 Day 3 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0433 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Maudlin Investments, LLC Street or Other Mailing Address 900 Richmond Ave City Hastings State NE Zip Code 68901 Phone Number 402-519-3268 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> 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.)
 Yes No _____

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

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

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

14 What is the current market value of the real property?
\$40,000

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes **GTA Real Estate** 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.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 1.32+-

22 Total purchase price, including any liabilities assumed	22 \$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 40,000.00

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.

Wadee Maudlin, Member, Maudlin Investments, LLC

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative *Wadee Maudlin* Title **Member** Grantee

Phone Number **402-519-3268** Date **7/12/2023**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 12 Yr. 23	27 Value of Stamp or Exempt Number \$ 90.00	28 Recording Data BK 2023, pg 1326

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

A tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence N89°36'43"E (assumed bearing) on the South line of said Northwest Quarter a distance of 33.00 feet to the East right-of-way line of U.S. Highway 281, as recorded in Deed Record Book 77, Page 1261, this being the point of beginning; thence N00°06'49"W, on said East right-of-way line a distance of 216.78 feet; thence N89°52'47"E, a distance of 299.98 feet; thence S00°07'44"E, a distance of 44.49 feet; thence S89°36'46"W, a distance of 71.01 feet; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E, a distance of 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of July A.D., 2023, at 1:36 o'clock P.M. Recorded in Book 2023 on Page 1326
Abbey Harig County Clerk
AD Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7-12-23</u>
\$ <u>90.00</u>	By <u>AD</u>

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

WARRANTY DEED

Benjamin R. Hobbs, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Maudlin Investments, LLC, a Nebraska limited liability company, conveys to Grantee, 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 of Section 36, Township 2 North, Range 11 West of the 6th P.M., City of Red Cloud, Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence N89°36'43"E (assumed bearing) on the South line of said Northwest Quarter a distance of 33.00 feet to the East right-of-way line of U.S. Highway 281, as recorded in Deed Record Book 77, Page 1261, this being the point of beginning; thence N00°06'49"W, on said East right-of-way line a distance of 216.78 feet; thence N89°52'47"E, a distance of 299.98 feet; thence S00°07'44"E, a distance of 44.49 feet; thence S89°36'46"W, a distance of 71.01 feet; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E, a distance of 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way.

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

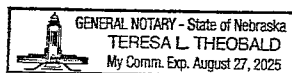
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 3, 2023.

Benjamin R. Hobbs
Benjamin R. Hobbs

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 3, 2023 by Benjamin R. Hobbs, a single person.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1326	7/12/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000180100		189	14	GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000
Land		Improvements	Total	Date of Sale Property Classification Code								
10,950			10,950	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 03	C) 3	D) 1	E) 7	F) 4			

	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:	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:	(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 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:	
000180100	
was farm ground, car dealer ship being added	
(Continue on back)	

Real Estate Transfer Statement

190

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>22</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>6</u> Day <u>22</u> Yr. <u>2023</u>
--------------------------------------	------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joseph D Stearns & Patricia L Stearns Street or Other Mailing Address 615 N Elm St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 660-4854 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Barbara M Huebner, Ttee of Joseph & Patricia Stearns Irrev Street or Other Mailing Address Tr dtd 6.22.2023; 615 N Elm St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 660-4854 Email Address N/A	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **Grantors reserved a life estate**

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

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

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

14 What is the current market value of the real property?
\$124,135

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
613 N Elm St., 615 N Elm St.; 617 N Elm St.; all in Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Joseph & Patricia Stearns
615 N Elm St.
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
**Lot Six (6), Seven (7), Eight (8), Nine (9) and the North Half (N½) of Lot Ten (10), all in Block One (1), Smith and Moore' s Addition to Red Cloud, Webster County, Nebraska.
SUBJECT TO a life estate reserved by Joseph D. Stearns and Patricia L. Stearns.**

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **19**

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.

Jerrod M. Gregg (402) 496-3432
Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney 7/13/2023
Title Date

sign here _____
Signature of Grantee or Authorized Representative

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>17</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BK 2023 Pg 1344

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



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Joseph D. Stearns and Patricia L. Stearns

Grantee of Instrument (Trustee)

Barbara M. Huebner, Trustee

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Darry D. Stearns	child
Calen A. Stearns	child
Barbara M. Huebner	child
Adrian J. Stearns	child

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

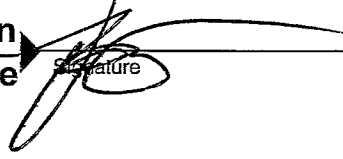
Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

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

sign here  Signature _____ Title Attorney Date 7/13/23

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1344	6/22/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000120800		190		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,460		136,495		138,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 02	C) 2	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 2007				Construction Date :						
Floor:				Floor Sq. Ft. : 2,400				Floor Sq. Ft. :						
Building Cost New:				Cost : 222,265				Cost :						
Single Family Style:				Residential Condition: 35				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 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: 304				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 checked="" 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 INTO TRUST, RESERVING LIFE ESTATE														
Comments from						Comments:								
000120800														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 7 Day 12 Yr. 2023		4 Date of Deed Mo. 7 Day 12 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Heil Street or Other Mailing Address 2310 W. 6th Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-9374 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Heil Farms, L.L.C. Street or Other Mailing Address 2310 W. 6th Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-9374 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$281,439

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
1985 Road 2500
Lawrence, NE 68957

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Heil Farms, L.L.C.
2310 W. 6th Street
Hastings, NE 68901

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
NE 1/4 of Section 36, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 159.83 +/-

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

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

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

Richard Heil, Member; Heil Farms, L.L.C.
Print or Type Name of Grantee or Authorized Representative

Richard Heil
Signature of Grantee or Authorized Representative

Grantee

(402) 463-9374
Phone Number

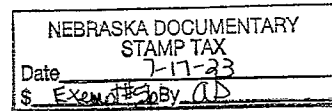
7-12-2023
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 7 Day 17 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 50	28 Recording Data BK 2023 Pg 1346	For Dept. Use Only
--	--	--------------------------------------	--------------------

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of July A.D., 20 23, at 10:53 o'clock A.M. Recorded in Book 2023 on Page 1346.
Abbey King County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



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

WARRANTY DEED

RICHARD HEIL, a single person, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, HEIL FARMS, L.L.C., a Nebraska Limited Liability Company, Grantor's undivided 74.2857% interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Northeast Quarter (NE ¼) of Section 36, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

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

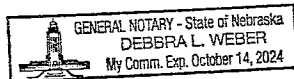
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 12 2023, 2023.

Richard Heil
RICHARD HEIL

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on July 12, 2023, by Richard Heil, a single person, Grantor.



Debra L. Weber
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1346	7/12/2023	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001316700		191		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	36	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
360,680		18,180		378,860		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	4.070		5,700				
	1A						1G	42.260		59,165				
	2A1						2G1	5.250		7,350				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	9.380		24,390		Shelterbelt/Timber								
	1D					Accretion								
	2D1	80.910		210,365		Waste		5.600		2,800				
	2D	2.530		5,780		Other								
	3D1					AG LAND TOTAL		153.860		321,840				
	3D					Roads		3.970						
	4D1					Farm Sites		1.000		13,840				
	4D	3.860		6,290		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			15,030		Other								
	Outbuildings			3,150		Non-AG TOTAL		5.970		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO LLC	
Comments from	Comments:
001316700	

(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. <u>07</u> Day <u>13</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>07</u> Day <u>13</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Albert J. Toms Street or Other Mailing Address 350 West Prairie Lake Road City Hastings State NE Zip Code 68901 Phone Number (402) 746-4530 Email Address sschutte@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kevin Hansen and Paige Hansen Street or Other Mailing Address PO Box 432 City Blue Hill State NE Zip Code 68930 Phone Number 402-746-4530 <i>402-461-0860</i> 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 sschutte@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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$61,500.00

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

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

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

18 Address of Property
 , NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Kevin Hansen and Paige Hansen
PO Box 432
Blue Hill, NE 68930

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22	\$	61,500	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24	\$	61,500	00

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

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

▶ Kevin Hansen and Paige Hansen
 Print or Type Name of Grantee or Authorized Representative

402-461-0860
~~402-746-4530~~
 Phone Number

sign here ▶ *Paige Hansen* _____
 Signature of Grantee or Authorized Representative

 Title

July 13, 2023
 Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>139.50</u>	28 Recording Data <u>BK2023Pg 1388</u>	

EXHIBIT "A"

That part of Lot 1, South Central Subdivision (also known as Tract "B" of said Lot 1), City of Blue Hill, in the Northwest Quarter (NW1/4) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6 P.M., Webster County, Nebraska, as surveyed, platted and recorded in Book 2010, Page 142-143 and being more particularly described as follows: Referring to the Northwest corner of said Section 10, a 2" aluminum cap found for corner; thence Southerly on an assumed bearing of $S00^{\circ}34'43''E$, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence $N 89^{\circ}25'17''E$, 56.74 feet to the Northwest corner of said Lot 1, South Central Subdivision; thence $N 75^{\circ}58'42''E$, on the northerly line of Lot 1, South Central Subdivision, 201.87 feet, to the Northeast corner of said Lot 1; thence $S 00^{\circ}34'36''E$, on the East line of Lot 1, South Central Subdivision, 294.61 feet, to the Point of Beginning for the described tract; thence $S 00^{\circ}34'36''E$, on the Easterly line of Lot 1, South Central Subdivision, 258.10 feet, to the Southeast corner of Lot 1, South Central Subdivision; thence $S 89^{\circ}24'45'' W$, on the Southerly line of Lot 1, South Central Subdivision, 213.02 feet, to a point of intersection on the Easterly right-of-way line of Highway No. 281; thence $N 00^{\circ}33'59'' W$, on the Easterly Right-of-Way line of Highway No. 281, 255.59 feet; thence $N88^{\circ}44'19''E$, 212.99 feet, to the Point of Beginning.

...

State of Nebraska }
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of July, A.D., 2023, at 8:34 o'clock PM. Recorded in Book 2023 on Page 1388-1389
Abbey Haug County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-20-23
\$ 139.50 By AS

AFTER RECORDING RETURN TO:
Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Albert J. Toms, a single person, 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

Kevin Hansen and Paige Hansen, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

SEE ATTACHED EXHIBIT "A"

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 13 day of July, 2023.

Albert J. Toms
Albert J. Toms

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 13th day of July, 2023 by Albert J. Toms, a single person.

Sara A. Schutte
Notary Public Sara A. Schutte

GENERAL NOTARY - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. October 20, 2026

EXHIBIT "A"

That part of Lot 1, South Central Subdivision (also known as Tract "B" of said Lot 1), City of Blue Hill, in the Northwest Quarter (NW1/4) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6 P.M., Webster County, Nebraska, as surveyed, platted and recorded in Book 2010, Page 142-143 and being more particularly described as follows: Referring to the Northwest corner of said Section 10, a 2" aluminum cap found for corner; thence Southerly on an assumed bearing of $S00^{\circ}34'43''E$, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence $N 89^{\circ}25'17''E$, 56.74 feet to the Northwest corner of said Lot 1, South Central Subdivision; thence $N 75^{\circ}58'42''E$, on the northerly line of Lot 1, South Central Subdivision, 201.87 feet, to the Northeast corner of said Lot 1; thence $S 00^{\circ}34'36''E$, on the East line of Lot 1, South Central Subdivision, 294.61 feet, to the Point of Beginning for the described tract; thence $S 00^{\circ}34'36''E$, on the Easterly line of Lot 1, South Central Subdivision, 258.10 feet, to the Southeast corner of Lot 1, South Central Subdivision; thence $S 89^{\circ}24'45'' W$, on the Southerly line of Lot 1, South Central Subdivision, 213.02 feet, to a point of intersection on the Easterly right-of-way line of Highway No. 281; thence $N 00^{\circ}33'59'' W$, on the Easterly Right-of-Way line of Highway No. 281, 255.59 feet; thence $N88^{\circ}44'19''E$, 212.99 feet, to the Point of Beginning.

...

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1388	7/13/2023	Base: 91-0074		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000352700	192	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				0000			00	0	00000		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
10,380		10,380		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 2	B) 03	C) 3	D) 1	E) 6	F) 4				
				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:				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:				(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 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:							
000352700													
(Continue on back)													

Real Estate Transfer Statement

193

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. 07 Day 19 Yr. 2023), 4 Date of Deed (Mo. 07 Day 20 Yr. 2023)

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

Grantor's Name (Seller) Liliana E. Shannon, Successor Trustee; Grantee's Name (Buyer) See Attachment

Street or Other Mailing Address: 10855 W. Dodge Rd., Ste. 250; PO Box 24605

City, State, Zip Code: Omaha, NE, 68154; West Palm Beach, FL, 33416-460

Phone Number: (913) 663-7600; (800) 257-0460; Email Address: postsaledocrequest@southlaw.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, Unimproved, IOLL; (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests; (C) Mobile Home

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

9 Was transfer part of IRS like-kind exchange... 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

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

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

14 What is the current market value of the real property? \$37,260 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: 413 McKelvey St, Bladen, NE 68928 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned 18b Vacant land West Palm Beach, FL 33416-4605

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

Lots Two (2), Three (3) and Four (4), Block Two (2), Original Town of Bladen, Webster County, Nebraska

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

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). Row 25: If this transfer is exempt from the documentary stamp tax, list the exemption number 24.

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

Signature: Agniya Van Vleck, Title: Legal Assistant, Date: 7/21/2023, Phone Number: (913) 663-7600

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 7 Day 21 Yr. 23), 27 Value of Stamp or Exempt Number (\$ Exempt # 24), 28 Recording Data (BK 2023, Pg 1420)

521 FORM

ATTACHMENT

**GRANTEE'S NAME AND ADDRESS OF WHERE
TAX STATEMENTS TO BE SENT (ITEMS 6 & 19)**

GRANTEE: U.S. Bank Trust Company, National Association, as Indenture Trustee, as
successor-in-interest to U.S. Bank National Association, as Indenture Trustee,
Successor in Interest to Wachovia Bank National Association, as Indenture Trustee
for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes

c/o PHH Mortgage Corporation
PO Box 24605
West Palm Beach, FL 33416-4605

Property address: 413 McKelvey St, Bladen, NE 68928

Date of Sale: July 19, 2023

File # : 224897

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/21/23
\$ Ex024 By AS

Bk 2023, Pg 1420

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of July A.D., 2023, at 12:56 o'clock PM. Recorded in Book 2023 on Pages 1420-1422

Abbey King

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE MAIL ORIGINAL TO:
SOUTHLAW, P.C.
10855 W DODGE ROAD SUITE 250
OMAHA, NE 68154
(913) 663-7600

TRUSTEE'S DEED UNDER SALE

DATE OF INSTRUMENT: July 20, 2023

**GRANTOR: Liliana E. Shannon
Successor Trustee
SouthLaw, P.C.
10855 W. Dodge Rd., Ste. 250
Omaha, NE 68154**

**GRANTEE: U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes c/o PHH Mortgage Corporation
PO Box 24605
West Palm Beach, FL 33416-4605**

LEGAL DESCRIPTION: Lots Two (2), Three (3) and Four (4), Block Two (2), Original Town of Bladen, Webster County, Nebraska (the "Property")

A Deed of Trust was made and entered into on or about January 7, 2005, by and between Tracy Odell and Mark Odell, Sr., as Trustor(s), and Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Lending Corporation, as Beneficiary, which Deed of Trust was recorded on January 19, 2005, in Book No. 2005, at Page 102 in the records of the Register of Deeds of Webster County, Nebraska.

Liliana E. Shannon, was appointed successor trustee pursuant to an Appointment of Successor Trustee which was recorded on October 20, 2020 in the records of the Register of Deeds of Webster County, Nebraska.

File No. 224897



Liliana E. Shannon, Successor Trustee, referred to as Grantor, in consideration of \$37,260.00 and other valuable consideration received from **U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes, Beneficiary**, does grant, bargain, sell, convey and confirm unto **U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes**, the following described real property in Webster County, Nebraska:

Lots Two (2), Three (3) and Four (4), Block Two (2), Original Town of Bladen, Webster County, Nebraska

commonly known as 413 McKelvey St, Bladen, NE 68928.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances belonging unto **U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes**, forever.

GRANTOR makes the following covenants with **U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes**:

1. Tracy Odell and Mark Odell, Sr., as Trustor(s), failed to pay the Beneficiary payments which were contractually due, and the Grantor, at the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with interest at once immediately due and payable.
2. A Notice of Default was recorded by Grantor on May 2, 2023, in Book No. 2023, at Page 877, in the records of the Register of Deeds of Webster County, Nebraska. Within 10 days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.
3. Tracy Odell and Mark Odell, Sr. failed to cure the default referenced in the Notice of Default within thirty (30) days after recording of the Notice of Default.
4. A Notice of Trustee's Sale was executed by Grantor. At least 20 days prior to the scheduled date of sale, a copy of the Notice of time and place of the Trustee's Sale was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.
5. Grantor published the Notice of Trustee's Sale, which was held on July 19, 2023 at 12:00 PM, at the front door of the Webster County Courthouse, Red Cloud, Webster County, Nebraska, which Notice was published in Red Cloud Chief, once a week for 5 consecutive weeks, commencing on June 7, 2023. The last publication was at least 10 days prior to the scheduled Trustee's Sale of July 19, 2023, and the scheduled sale date was not later than 30 days after the last publication of Notice.

6. Grantor conducted the sale, through her attorney, of the real property at public auction on July 19, 2023 at or about 12:00 PM, at the front door of the Webster County Courthouse, Red Cloud, Webster County, Nebraska. Grantor accepted the bid of **U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes,** Beneficiary, in the sum of \$37,260.00 as the highest bid upon the real property. The Grantor has complied with the requirements of Neb. Rev. Stat. §76-1001 through §76-1018, in the exercise of the sale of the real property described above at the trustee's Sale that was scheduled and published to be held, and actually conducted, on July 19, 2023.

This Deed shall operate to convey to the Grantee, **U.S. Bank Trust Company, National Association, as Indenture Trustee, as successor-in-interest to U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes,** the grantor's title and all right, title, interest and claim of the Trustor(s), and his or her successors in interest and of all persons claiming by, through and under him or her, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor(s) or his or her successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which Grantor is not entitled to convey pursuant to Neb. Rev. Stat. §76-1010(2).



Successor Trustee

Liliana E. Shannon, NSBA #22854
SouthLaw, P.C.
10855 W Dodge Road Suite 250
Omaha, NE 68154
(402) 342-4644

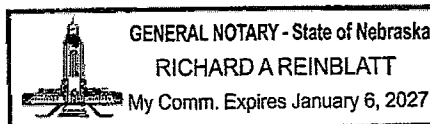
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 20th day of July, 2023, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Liliana E. Shannon, Trustee, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution to be his/her voluntary act and deed.

Witness my hand and notary seal.



Notary Public
State of Nebraska
County Douglas



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1420	7/19/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000501500	193	4	04	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30005		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,455	37,065	39,520		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1976				Construction Date :				
Floor:				Floor Sq. Ft. : 1,488				Floor Sq. Ft. :				
Building Cost New:				Cost : 144,365				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:												
TRUSTEE'S DEED; FORECLOSURE												
Comments from					Comments:							
000501500												
(Continue on back)												

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>21</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>07</u> Day <u>21</u> Yr. <u>2023</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles Lammey Street or Other Mailing Address 7032 HWY 281 City Lebanon State KS Zip Code 66952 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nellie M. Dilley Street or Other Mailing Address 114 Parkview Circle City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-1768				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a		Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 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
**205 N Seward St.
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot Twelve (12), Block Twenty-one (21), 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	\$	5,000.00
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)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	5,000.00

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

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

David B. Garwood (402) 746-3613
Phone Number
July 21, 2023
Date

sign here *David B. Garwood* Attorney
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>21</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Data <u>BK 2023, Pg 1423</u>

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 21 day of July A.D., 2023, at 2:54 o'clock P.M. Recorded in Book 2023 on Page 1423
Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

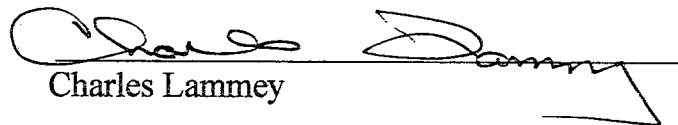
NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-21-23
\$ 11.25 By AD

QUITCLAIM DEED

Charles Lammey, a single person, GRANTOR, whether one or more, in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Nellie M. Dilley, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Twelve (12), Block Twenty-one (21), Original Town of Red Cloud, Webster County, Nebraska.

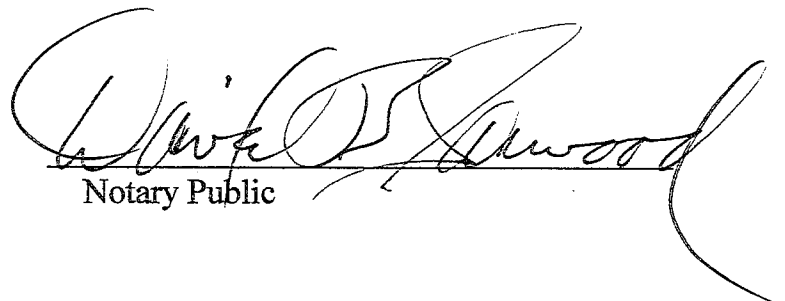
Executed July 21, 2023

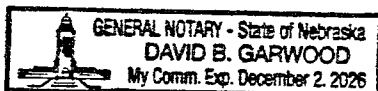

Charles Lammey

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on July 21, 2023, by Charles Lammey, a single person.

Comm. expires 12-2-2026


Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1423	7/21/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000112100		194	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		021	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
545		895	1,440		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. :				Multiple. Improvements. :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				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:				(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 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:													
QCD													
Comments from						Comments:							
000112100													
(Continue on back)													

Real Estate Transfer Statement

195

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>7</u> Day <u>01</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ruthie Ross and Johanna Harden Street or Other Mailing Address 5566 43rd Ct City Vero Beach State FL Zip Code 35967				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Webster County, Nebraska Street or Other Mailing Address 621 N Cedar St City Red Cloud State NE Zip Code 68970			
Phone Number (772) 643-8323				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address rr69isme@yahoo.com				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?
\$3,025

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 **Montgomery Auction** No

18 Address of Property
**218 Blaine St
Inavale, NE**

18a No address assigned 18b Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	22	\$	3,500	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	3,500	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.

sign here

Print or Type Name of Grantee or Authorized Representative
Kory J McCracken

Signature of Grantee or Authorized Representative
[Signature]

Attorney
7/26/23

Phone Number
(402) 746-3613

Date
7/26/23

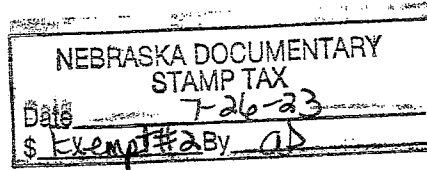
Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2023, Pg 1439

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

The East 61.5 feet of Lot Six (6), all of Lots Seven (7) and Eight (8), and the East 11.5 feet of Lot Nine (9), Block Eleven (11), Original Town of Inavale, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of July A.D., 20 23 at 3:30 o'clock p M. Recorded in Book 2023 on Page 1439-1440
Abbey King County Clerk
16.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

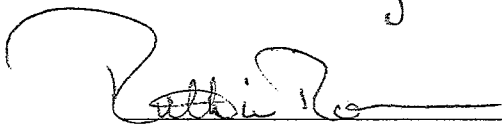
Ruthie Ross, a married person who along with her spouse is a domiciliary of the State of Florida, and JoAnna Harden, a married person who along with her spouse is a domiciliary of the State of Florida, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Webster County, Nebraska, a Body Politic and Corporate, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

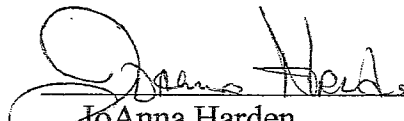
The East 61.5 feet of Lot Six (6), all of Lots Seven (7) and Eight (8), and the East 11.5 feet of Lot Nine (9), Block Eleven (11), Original Town of Inavale, Webster County, Nebraska.

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 July 1, 2023.

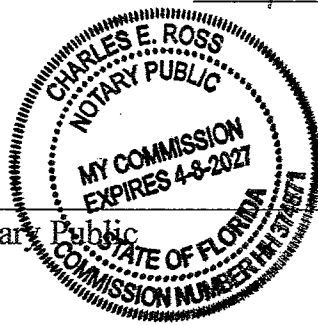

Ruthie Ross


JoAnna Harden

STATE OF FLORIDA, COUNTY OF Florida) ss.

The foregoing instrument was acknowledged before me on July 3, 2023
by Ruthie Ross, a married person.


Comm. expires 4/8/2027

Notary Public  [Signature]

STATE OF FLORIDA, COUNTY OF Florida) ss.

The foregoing instrument was acknowledged before me on July 3, 2023
by JoAnna Harden, a married person.

Comm. expires 4/8/2027

Notary Public  [Signature]

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1439	7/26/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000707500	195	4	06	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369			00	0	60005		011	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
375	1,350	1,725		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INAVALE (INA)				A) 1	B) 01	C) 1	D) 3	E) 9	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:	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:	(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 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 TO COUNTY	
Comments from	Comments:
000707500	

(Continue on back)

Real Estate Transfer Statement

196

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>7</u> Day <u>12</u> Yr. <u>23</u>
--------------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda Selvage Street or Other Mailing Address PO Box 51 City Lawrence State NE Zip Code 68957 Phone Number (402) 460-8601 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darren Lorence Street or Other Mailing Address 925 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
---	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <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"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input 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? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--

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

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

14 What is the current market value of the real property? \$9,380	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 925 N Elm St Red Cloud, NE	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.)
Lots Five (5), Six (6), Seven (7), and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

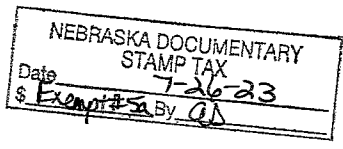
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a.

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

sign here	Kory McCracken Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
	 Signature of Grantee or Authorized Representative	Attorney Title
		7/26/23 Date

26 Date Deed Recorded Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>		28 Recording Data <u>BK2023, Pg 1441</u>	
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 26 day
of July A.D., 20 23, at 3:39
o'clock P.M. Recorded in Book 2023
on Page 1441-1442
Abbey King County Clerk
16.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Linda Selvage, a single person and surviving joint tenant of Melinda Lorence, her daughter, whose death certificate is attached hereto, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Darren L. Lorence, a single person, 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 Fourteen (14), Smith and 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.

Further, the value of the above described real estate and all other assets of GRANTOR'S daughter, Melinda Lorence, were less than the inheritance tax exemption amount pursuant to Neb. Rev. Stat. 77-2004, and none of said property is subject to inheritance taxes under the laws of the State of Nebraska or estate transfer taxes for which a Federal Estate Tax Return (Form 706) is required.

Executed July 12, 2023.

Linda Selvage

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 12, 2023, by Linda Selvage, a single person.

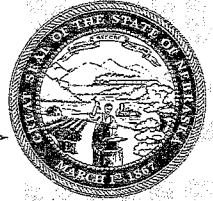
Comm. expires

Notary Public

WHEN THIS COPY CARRIES THE RAISED SEAL OF STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE
7/14/2023
LINCOLN, NEBRASKA

Sarah Bohnenkamp
SARAH BOHNENKAMP
ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH
AND HUMAN SERVICES



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

17 06817

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Melinda Marie Lorence			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) May 23, 2017		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Red Cloud, Nebraska			5a. AGE - Last Birthday (Yrs.) 44		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		
7. SOCIAL SECURITY NUMBER [REDACTED]			8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)		6. DATE OF BIRTH (Mo., Day, Yr.) August 21, 1972		
8c. CITY OR TOWN OF DEATH (Include Zip Code) Hastings 68901			8d. COUNTY OF DEATH Adams				
9a. RESIDENCE-STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Red Cloud			
9d. STREET AND NUMBER 925 North Elm Street			9e. APT. NO.		9f. ZIP CODE 68970		
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Darren Lorence				
11. FATHER'S NAME (First, Middle, Last, Suffix) Terry Lee Selvage			12. MOTHER'S NAME (First, Middle, Maiden Surname) Linda Short				
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk) No			14a. INFORMANT-NAME Darren Lorence		14b. RELATIONSHIP TO DECEDENT Spouse		
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Dayre Williams		16b. LICENSE NO. 0918		16c. DATE (Mo., Day, Yr.) May 30, 2017	
16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center			CITY / TOWN Hastings		STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970		
CAUSE OF DEATH (See instructions and examples)							
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL	
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) End-Stage Huntington's Disease						onset to death Years	
DUE TO, OR AS A CONSEQUENCE OF: b)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I.						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) May 23, 2017			23b. DATE SIGNED (Mo., Day, Yr.) May 28, 2017		23c. TIME OF DEATH 05:12 AM		
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) David P. Isom, MD			24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		
			24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD		
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)							
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) David P. Isom, MD, 715 N Saint Joseph Ave, Hastings, Nebraska, 68901							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) May 30, 2017		

Pursuant to section 30-2413, demands for notice which may affect the estate of the deceased are filed with the county court in the county where the decedent resided at the time of death.

0917082

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1441	7/26/2023	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128400		196		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		014	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,035		755		2,790		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:				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:				(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 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 TO SON-IN-LAW														
Comments from						Comments:								
000128400														

(Continue on back)

23ND
23141

197

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 7 Day 27 Yr. 23		4 Date of Deed Mo. 7 Day 21 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Shiela M Wison, PR Kenneth Burwell Estate Street or Other Mailing Address 240 W 12th St City Minden State NE Zip Code 68459 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darin Stringer and Dennis Peters Street or Other Mailing Address 7503 Ashby Ln, Unit M City Alexandria State VA Zip Code 22315-5258 Phone Number (713) 867-5500 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input 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?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$2,140

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 3.130 +/-

22 Total purchase price, including any liabilities assumed	\$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0,00

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

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

sign here

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Number

7/27/23
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 28 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2023, Pg 1444

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

An undivided one-half interest in:

Lot Two (2) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, also described as follows: Commencing in the East line of said Section at a point Seventy-six rods South of the Northeast corner of the Southeast Quarter thereof, running thence West, Twenty-four rods; thence South, Twenty rods; thence East, Twenty-four rods; thence North, in the East line of said Section, Twenty rods, to the place of beginning.

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 1444

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of July A.D., 2023, at 10:30 o'clock AM. Recorded in Book 2023 on Page 1444
Abbey King County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-28-23
\$ Exempt #4 By AD

**PERSONAL REPRESENTATIVE'S
CORRECTIVE WARRANTY DEED**

Sheila M. Wilson, Personal Representative of the Estate of Kenneth C. Burwell, Deceased, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration received from GRANTEE, Darin Stringer, a married person, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (1/2) interest in:
Lot Two (2) in the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, also described as follows: Commencing in the East line of said Section at a point Seventy-six rods South of the Northeast corner of the Southeast Quarter thereof, running thence West, Twenty-four rods; thence South, Twenty rods; thence East, Twenty-four rods; thence North, in the East line of said Section, Twenty rods, to the place of beginning.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 July 21, 2023.

ESTATE OF KENNETH C. BURWELL, DECEASED.

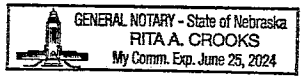
By: Sheila M. Wilson, PR
Sheila M. Wilson, Personal Representative

STATE OF NEBRASKA, COUNTY OF Kearney ss.

The foregoing instrument was acknowledged before me on July 21 2023, by Sheila M. Wilson, Personal Representative of the Estate of Kenneth C. Burwell, Deceased.

Comm. expires June 25, 2024

Rita A. Crooks
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1444	7/27/2023	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002314000		197		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	4	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,515				2,515		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	2.890				2,515		
	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		2.890				2,515		
	3D						Roads		0.240					
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings					Non-AG TOTAL		0.240						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP WD; CORRECTIVE	
Comments from	Comments:
002314000	

(Continue on back)

Real Estate Transfer Statement

198

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. 7 Day 28 Yr. 23	4 Date of Deed Mo. 7 Day 13 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Darin Stringer and Dennis Peters Street or Other Mailing Address 7503 Ashby Ln, Unit M City Alexandria State VA Zip Code 22315-5258 Phone Number (703) 867-5500 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Todd and Tamara Scheuneman Street or Other Mailing Address 502 Minnesota Ave City Inavale State NE Zip Code 68952 Phone Number (402) 746-2261 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 type="checkbox"/> Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$43,565

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
415 Michigan Ave and Lot 2
Inavale, NE 68952

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

18a No address assigned 18b Vacant land

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

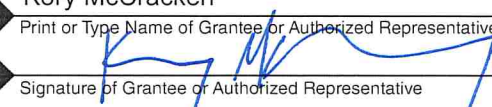
21 If agricultural, list total number of acres transferred in this transaction _____.

22 Total purchase price, including any liabilities assumed	22	\$	63,000	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	\$	63,000	00

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

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

sign here **Kory McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney
Signature of Grantee or Authorized Representative Title

Date 7/28/23

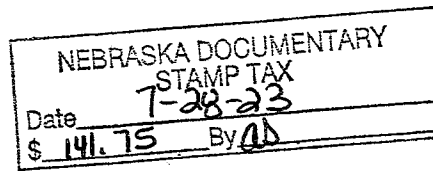
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 28 Yr. 23	27 Value of Stamp or Exempt Number \$ 141.75	28 Recording Data BK 2023, Pg 1445

County Surveyor's Lot No. 3A in the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

Lot Two (2) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, also described as follows: Commencing in the East line of said Section at a point Seventy-six rods South of the Northeast corner of the Southeast Quarter thereof, running thence West, Twenty-four rods; thence South, Twenty rods; thence East, Twenty-four rods; thence North, in the East line of said Section, Twenty rods, to the place of beginning.

State of Nebraska }
 County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of July A.D., 20 23, at 10:39 o'clock 29 M. Recorded in Book 2023 on Page 1445-1446
Abbeytanig County Clerk
16.00 8 AD Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

Darin Stringer and Dennis Peters, a married couple, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Todd D. Scheuneman and Tamara L. Scheuneman, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County Surveyor's Lot No. 3A in the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and
 Lot Two (2) in the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, also described as follows: Commencing in the East line of said Section at a point Seventy-six rods South of the Northeast corner of the Southeast Quarter thereof, running thence West, Twenty-four rods; thence South Twenty rods; thence East, Twenty-four rods; thence North, in the East line of said Section Twenty rods, to the place 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 July 13 2023.

Darin Stringer
Darin Stringer

Dennis Peters
Dennis Peters

STATE OF VIRGINIA, COUNTY OF FAIRFAX) ss.

The foregoing instrument was acknowledged before me on July 13, 2023, by Darin Stringer and Dennis Peters, a married couple.

Comm. expires 2-28-2026

Muna Thapa
Notary Public



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

Seller: STRINGER, DARIN
Buyer: SCHEUNEMAN, TODD D & TAMARA L
Parcel ID: 002314000
Additional Parcels: 002314100
Book: 2023 Page: 1445
Sale Date: 07/28/2023 Price: \$63,000.00
Legal Description: 34-02-12 LOT 2 IN SE1/4 34-2-12

Agriculture

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 purchase price? \$ 63,000

(SELLER/BUYER) Was any personal property (pivot, irrigation pipe; above ground or buried, motor, machinery, etc) included in the sale price? ___ Yes No
If yes, what personal property was included _____

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

(SELLER/BUYER) If this sale was involved in a 1031 like kind exchange; is it going to a holding company? ___ Yes ___ No

(SELLER) How long was the property on the market? Not on market

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

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

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

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

(SELLER) Was the property made available to other potential purchasers? ___ Yes No
If no, please explain _____

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

Seller: STRINGER, DARIN
Buyer: SCHEUNEMAN, TODD D & TAMARA L
Parcel ID: 002314000
Additional Parcels: 002314100
Book: 2023 Page: 1445
Sale Date: 07/28/2023 Price: \$63,000.00
Legal Description: 34-02-12 LOT 2 IN SE1/4 34-2-12

(SELLER/BUYER) Was the sale between family members? ___Yes No
If yes, please explain _____

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

(BUYER) Do you own other property nearby? ___Yes No
If yes, did it influence what you paid for the property? ___Yes ___ No

(SELLER/BUYER) What influenced your sale/purchase? _____

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

(BUYER) Please supply a current FSA map showing fields, correct use and acres. If this property is in a government program such as; CRP, CREP, EQUIP, ect. please mark the fields with the program it is in.

(BUYER) If you have land in a government program such as (CRP, CREP, EQUIP)? ___Yes ___ No
If yes, what program and what are the beginning and ending dates? _____

(BUYER) If irrigated, circle all that apply: Pivot, Buried Pipe, or Gravity Irrigation

(BUYER) Where do you obtain your irrigation water? Circle all that apply: Reuse pit, Bostwick, Republican River, Well, Little Blue River, or Other
If other, please explain _____

(BUYER) If pasture, how do you water your cattle? Pond, Dugout, Stream, Well, or Other
If other, please explain _____

Signature: *Tami Scheuneman* Buyer/Seller (circle one)

Phone # _____ Date: 7/28/2023

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1445	7/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002314000		198		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	4	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
27,515		28,910		56,425		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 01	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		2.890		2,515				
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		2.890		2,515				
3D						Roads		0.240						
4D1						Farm Sites								
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				28,420		Other								
Outbuildings				490		Non-AG TOTAL		1.240		25,000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002314000 002314100	
(Continue on back)	

Real Estate Transfer Statement 199

• 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>7</u> Day <u>26</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>7</u> Day <u>25</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John F. Soucek, Jr Street or Other Mailing Address c/o Jeanne Kral 468 Road U City Campbell State NE Zip Code 68923 Phone Number (402) 984-0172 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Soucek Family Farms, LLC Street or Other Mailing Address 860 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 756-1019 Email Address n/a	
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$50,000

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
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 South 10 acres of the North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty (20), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 10+-

22 Total purchase price, including any liabilities assumed	22	\$	50,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	50,000.00

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

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

John W. Soucek, Member, Soucek Family Farms, LLC (402) 756-1019

Print on Type Name of Grantee or Authorized Representative Phone Number

John W. Soucek member Grantee 71 /2023

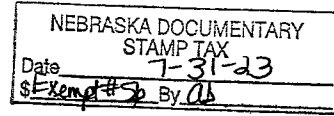
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2023, Pg 1465</u>

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of July A.D., 2023, at 10:24 o'clock A^M. Recorded in Book 2023 on Page 1465
Abbey Harris County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

John F. Soucek, Jr., Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Soucek Family Farms, 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) acres of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty (20), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

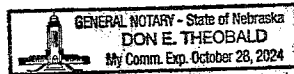
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 25, 2023.

Jeanne Kral, Attorney in Fact for John F. Soucek, Jr.

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 25, 2023 by Jeanne Kral, Attorney in Fact for John F. Soucek, Jr.


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1465	7/25/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002111600		199		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	20	1	00000	1	000	0480		
Land		Improvements		Total		Date of Sale Property Classification Code								
225,175				225,175		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	14.420		37,490		Shelterbelt/Timber								
	1D					Accretion								
	2D1	65.300		169,780		Waste								
	2D	6.810		15,560		Other								
	3D1					AG LAND TOTAL		87.970				225,175		
	3D					Roads								
	4D1					Farm Sites								
	4D	1.440		2,345		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
002111600	
(Continue on back)	

Real Estate Transfer Statement 200

• 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>08</u> Day <u>12</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>07</u> Day <u>28</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jenifer D. Klein, P.R. Street or Other Mailing Address 2638 W. 400 North City Hurricane State UT Zip Code 84737 Phone Number (408) 772-7407 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jenifer D. Klein and David A. Klein, each an undivided 1/2 int. Street or Other Mailing Address 2638 W. 400 North City Hurricane State UT Zip Code 84737 Phone Number (408) 772-7407 Email Address			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input 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 Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

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

14 What is the current market value of the real property?
\$546,360

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jenifer D. Klein and David A. Klein
2638 W. 400 North
Hurricane, UT 84737

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
NE¼ + E½NW¼ 11-3-10, Webster Co., NE, except tract deeded to Joan Klein and Kenneth Klein, wife and husband, by Warranty Deed recorded at Book 97, Page 655, Records in the Office of the County Clerk of Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 226.44

22 Total purchase price, including any liabilities assumed	22	\$	0
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15

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

sign here Henry C. Schenker (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number
Henry C. Schenker Attorney 07/31/2023
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK 2023, Pg 1466</u>	

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1466	8/12/2022	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001603902		200		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	11	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
400,585				400,585		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		42.210		59,090				
1A						1G		41.980		58,770				
2A1						2G1		17.330		24,260				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		20.990		54,575		Accretion								
2D1		3.630		9,440		Waste		0.010		5				
2D		38.450		87,860		Other								
3D1		32.270		73,735		AG LAND TOTAL		221.740		408,270				
3D						Roads		4.700						
4D1		13.710		22,345		Farm Sites								
4D		11.160		18,190		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.700						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; TRANSFER TO CHILDREN	
Comments from	Comments:
001603902	
(Continue on back)	

Real Estate Transfer Statement ²⁰¹

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>25</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>07</u> Day <u>25</u> Yr. <u>2023</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John and Megan Ord Street or Other Mailing Address 506 S Main Street City Smith Center State KS Zip Code 66967 Phone Number (402) 469-1272 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John and Megan Ord Street or Other Mailing Address 506 S Main Street City Smith Center State KS Zip Code 66967 Phone Number (402) 469-1272 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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.)
 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
**635 N Walnut St.
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Forty feet (S40') of Lot Two (2), and the North Thirty feet (N30') of Lot Three (3), Block Five (5), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney July 25, 2023
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt Sa</u>	28 Recording Data <u>BK 2023, pg 1467</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of July A.D., 20 23, at 11:41 o'clock AM. Recorded in Book 2023 on Page 1467
Abbey Heng County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-23
Stamps By ds

JOINT TENANCY WARRANTY DEED

John Ord and Megan Ord, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and creation of a joint tenancy, convey to John Ord and Megan Ord, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Forty feet (S40') of Lot Two (2), and the North Thirty feet (N30') of Lot Three (3), Block Five (5), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, 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 July 25, 2023.

John Ord
John Ord

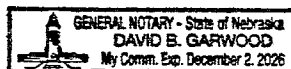
Megan Ord
Megan Ord

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 25, 2023, by John Ord and Megan Ord, husband and wife.

Comm. expires 12-2-2026

David B. Garwood
Notary Public



Real Estate Transfer Statement

202

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

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

Grantor's Name (Seller), Virginia L. Kepler and Steven D. Schriener; Grantee's Name (Buyer), Jeffrey and Terri Rose; Street or Other Mailing Address, City, State, Zip Code, Phone Number, 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) Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?, 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

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

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee)

18a No address assigned, 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) The North 525 feet of County Surveyor's Lot Twelve (12) in the Southeast Quarter (SE 1/4) of Section Four (4), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-two (22), Original Town of Cowles, Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 5.9

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 22,200.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 22,200.00.

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

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

Signature of Grantee or Authorized Representative: David B. Garwood, Attorney; Title: Attorney; Phone Number: (402) 746-3613; Date: July 24, 2023

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

26 Date Deed Recorded: Mo. 7 Day 31 Yr. 23; 27 Value of Stamp or Exempt Number: \$ 51.75; 28 Recording Data: BK 2023, Pg 1470

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 31 day of July A.D., 20 23 at 4:00 o'clock PM. Recorded in Book 2023 on Page 1470
Abbey King County Clerk
10.00 Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-23
\$ 51.75 By ab

JOINT TENANCY WARRANTY DEED

Virginia L. Kepler, a single person, and Steven D. Schriener and Deanne Schriener, husband and wife, GRANTORS, in consideration of TWENTY-TWO THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$22,200.00), receipt of which is hereby acknowledged, convey to Jeffrey Rose and Terri Rose, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 525 feet of County Surveyor's Lot Twelve (12) in the Southeast Quarter (SE¹/₄) of Section Four (4), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-two (22), Original Town of Cowles, Webster County, Nebraska.

GRANTORS covenant with the GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, 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: July 17, 2023

Virginia L. Kepler
Virginia L. Kepler

Steven D. Schriener
Steven D. Schriener

Deanne Schriener
Deanne Schriener

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 17, 2023, by Virginia L. Kepler, a single person; and Steven D. Schriener.

12-2-2026
GENERAL NOTARY - State of Nebraska
DAVID E. GARWOOD
My Comm. Exp. December 2, 2026

David E. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF BUFFALO) ss.

The foregoing instrument was acknowledged before me on July 17, 2023, by Deanne Schriener.

GENERAL NOTARY - State of Nebraska
KACI J VANEPEREN
My Comm. Exp. September 23, 2023

Comm. expires 9/23/2023

Kaci J Vaneperen
Notary Public

Real Estate Transfer Statement

203

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

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

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 20 Legal Description, 21 If agricultural, list total number of acres transferred.

Table with 2 columns: Item Number, Amount. Rows 22-24 showing purchase price, non-real property included, and adjusted purchase price.

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, Attorney.

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

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 1 day of Aug A.D., 2023, at 11:11 o'clock A.M. Recorded in Book 2023 on Page 1471
Andy Harig County Clerk
10.00 10 Deputy
Ind. Comp Assessor Carded

BOOK 2023 PAGE 1471

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-1-11
\$ 1800.00 By 10

WARRANTY DEED

Roger D. Rasser and Barbara Rasser, husband and wife, GRANTOR, in consideration of EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$800,000.00) receipt of which is hereby acknowledged, convey to Robb Rutt and Tonya Rutt, husband and wife as joint tenants, a one-half interest; and to Ben Pavelka, a one-half interest; GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Thirty-five (35), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; and a water right and access easement for irrigation well and underground pipe and the maintenance, repair and replacement thereof, located in the Northeast Quarter (NE¼) of said Section to serve the said Northwest Quarter (NW¼) of this Section, contained in Trustee's Warranty Deed recorded September 5, 2014, in Book 2014, page 1936.

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.

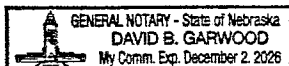
Executed August 1st, 2023.

Roger D. Rasser
Roger D. Rasser

Barbara Rasser
Barbara Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 1st, 2023, by Roger D. Rasser and Barbara Rasser, husband and wife.



Comm. expires 12-2-2026

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1471	5/3/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001506100		203		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	35	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
608,605				608,605		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	38.740		54,235				
	1A	62.030		337,445			1G							
	2A1						2G1	16.840		23,575				
	2A	17.410		91,055			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	20.500		102,295			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		155.520		608,605				
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.960						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001506100	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name 2 County Number ADAMSXX Webster		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>7</u> Day <u>18</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry E. Gianakos & Rosaleen aka Rosleen Gianakos Street or Other Mailing Address 210 N. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney L. Pokorski and Ann C. Obermiller Street or Other Mailing Address 210 N. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (308) 233-7738		
Email Address N/A			Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death		<input checked="" type="checkbox"/> Yes <input 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) _____			

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"/> 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? \$186,000	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 <input type="checkbox"/> No Prairie Title
---	---

18 Address of Property 210 N. Payne St., Blue Hill NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent grantees
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	186,000
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	\$	60,000.00
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 _____ **186,000**

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	Ann C. Obermiller	(308) 233-7738
	<i>Ann C. Obermiller</i>	Grantee
	<i>Ann C. Obermiller</i>	Signature of Grantee or Authorized Representative
		Phone Number 7-26-2023
		Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$135.00 418.50	28 Recording Data BK 2023, Pg 1472

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

Part of Lots Three (3) and Four (4), Hawley's Sub-division of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1472	7/26/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319400		204		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,775		117,070		120,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1968				Construction Date :						
Floor:				Floor Sq. Ft. : 1,406				Floor Sq. Ft. :						
Building Cost New:				Cost : 189,410				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		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:														
JTWD														
Comments from					Comments:									
000319400														

(Continue on back)

Real Estate Transfer Statement

205

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 ADAMS Webster		2 County Number		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>7</u> Day <u>18</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin Gianakos Street or Other Mailing Address 210 N. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney L. Pokorski and Ann C. Obermiller Street or Other Mailing Address 210 N. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (308) 233-7738			
Email Address N/A				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$186,000

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 **Prairie Title** No

18 Address of Property
210 N. Payne St., Blue Hill NE 68930

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$	42000.00
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)	\$	42,259.20
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	42,259.20

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ **42000.00**

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.

Ann C. Obermiller (308) 233-7738
 Print or Type Name of Grantee or Authorized Representative Phone Number
Ann C. Obermiller Grantee
 Signature of Grantee or Authorized Representative Title
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>9450</u>	28 Recording Data BL 2023, Pg 1473	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

Part of Lots Three (3) and Four (4), Hawley's Sub-division of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/01/23
\$ 94.50 By KO

Bk 2023, Pg 1473

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of August A.D., 2023, at 03:19 o'clock PM. Recorded in Book 2023 on Page 1473

Attest

County Clerk

Fee: \$10.00 By: KO Deputy
Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

KEVIN GIANAKOS, 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 RODNEY L. POKORSKI AND ANN C. OBERMILLER, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Part of Lots Three (3) and Four (4), Hawley's Sub-division of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning.

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 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: July 18, 2023.

Kevin Gianakos

KEVIN GIANAKOS

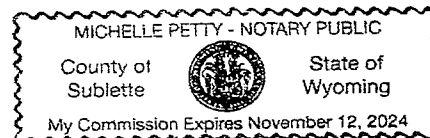
STATE OF Wyoming)
COUNTY OF Sublette) ss:

The foregoing warranty deed was acknowledged before me on July 18, 2023, by Kevin Gianakos.

Michelle Petty

Notary Public

My commission expires: November 12, 2024



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1473	7/26/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319400		205		4 13		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,775		117,070		120,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1968				Construction Date :						
Floor:				Floor Sq. Ft. : 1,406				Floor Sq. Ft. :						
Building Cost New:				Cost : 189,410				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		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:														
JTWD														
Comments from						Comments:								
000319400														

(Continue on back)

Real Estate Transfer Statement

206

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 Dawson Webster		2 County Number		3 Date of Sale/Transfer Mo. 7 Day 26 Yr. 23		4 Date of Deed Mo. 7 Day 18 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Peter Gianakos and Lisa Gianakos Street or Other Mailing Address 210 N. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney L. Pokorski and Ann C. Obermiller Street or Other Mailing Address 210 N. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (308) 233-7738			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$186,000

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 Prairie Title

18 Address of Property
210 N. Payne St., Blue Hill NE 68930

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	42000.00
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	\$	42259.20
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	42259.20

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ 42000.00

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.

Ann C. Obermiller (308) 233-7738
Print or Type Name of Grantee or Authorized Representative Phone Number

Ann C. Obermiller Grantee
Signature of Grantee or Authorized Representative Title 7-26-2023
Date

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

26 Date Deed Recorded Mo. 8 Day 1 Yr. 23 27 Value of Stamp or Exempt Number \$ 94.55 28 Recording Data BK 2023, Pg 1474

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

Part of Lots Three (3) and Four (4), Hawley's Sub-division of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1474	7/26/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319400		206		4 13		GeoCde	Twnt	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20010		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,775		117,070		120,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1968				Construction Date :						
Floor:				Floor Sq. Ft. : 1,406				Floor Sq. Ft. :						
Building Cost New:				Cost : 189,410				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		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:														
JTWD														
Comments from						Comments:								
000319400														
(Continue on back)														

Real Estate Transfer Statement

207

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 Adams County, 2 County Number Webster, 3 Date of Sale/Transfer Mo. 7 Day 26 Yr. 23, 4 Date of Deed Mo. 7 Day 18 Yr. 23, 5 Grantor's Name Laurie A. Boyd fka Laurie A. Fischer & Jeremiah Boyd, 6 Grantee's Name Rodney L. Pokorski and Ann C. Obermiller, City Blue Hill, State NE, Zip Code 68930, Phone Number (308) 233-7738, 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, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt. (C) Mobile Home

8 Type of Deed: Conservator, 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? 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Buyer, Seller, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

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

13 Was the transfer between relatives, or if to a trustee, are the 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? \$186,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 210 N. Payne St., Blue Hill NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent grantees

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 42000.00

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed \$42,259.20. Row 23: Was non-real property included in the purchase? \$0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$42,259.20.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 42000.00

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.

Ann C. Obermiller (308) 233-7738, Print or Type Name of Grantee or Authorized Representative, Phone Number, Signature of Grantee or Authorized Representative, Title Grantee, Date 7-26-2023

Register of Deed's Use Only 26 Date Deed Recorded Mo. 8 Day 1 Yr. 23, 27 Value of Stamp or Exempt Number \$ 94.50, 28 Recording Data BX 2023, Pg 1475

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

Part of Lots Three (3) and Four (4), Hawley's Sub-division of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/01/23
\$ 94.50 By KO

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of August A.D., 2023, at 03:19 o'clock PM. Recorded in Book 2023 on Page 1475

Attest County Clerk
Fee: \$10.00 By: KO Deputy
Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

LAURIE A. BOYD, FKA LAURIE A. FISCHER AND JEREMIAH BOYD, 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 RODNEY L. POKORSKI AND ANN C. OBERMILLER, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Part of Lots Three (3) and Four (4), Hawley's Sub-division of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet; thence South 105 feet; thence West 107 feet; thence North 105 feet to the point of beginning.

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, 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: July 18, 2023.

Laurie Boyd
LAURIE A. BOYD

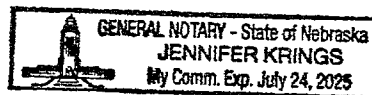
Jeremiah Boyd
JEREMIAH BOYD

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on July 18, 2023, by Laurie A. Boyd and Jeremiah Boyd.

Jennifer Krings
Notary Public

My commission expires: July 24, 2025



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1475	7/26/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000319400		207		4 13		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,775		117,070		120,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1968				Construction Date :						
Floor:				Floor Sq. Ft. : 1,406				Floor Sq. Ft. :						
Building Cost New:				Cost : 189,410				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		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:														
JTWD														
Comments from						Comments:								
000319400														
(Continue on back)														

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>1</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>8</u> Day <u>1</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) High Flow Partnership Street or Other Mailing Address 309 N Broadwell City Grand Island State NE Zip Code 68803 Phone Number (308) 267-3020 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andy Hernandez-Marcos and Donnis Hernandez-Marcos Street or Other Mailing Address 520 Kennedy Dr City Grand Island State NE Zip Code 68803 Phone Number (308) 267-4990 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input 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 Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

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

14 What is the current market value of the real property?
\$6,950

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

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

18a No address assigned 18b Vacant land

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

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

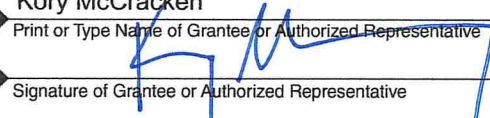
22 Total purchase price, including any liabilities assumed	22	\$	35,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase 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.

sign here

Kory McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney
 Signature of Grantee or Authorized Representative Title

Date **8/1/23**

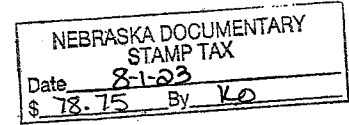
26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ <u>78.75</u>		28 Recording Data <u>BK 2023, Pg 1476</u>		For Dept. Use Only	
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Grantee—Retain a copy of this document for your records.

Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), and the South 4 feet of the vacated alley abutting said Lot 26, Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Aug A.D., 2023, at 3:33 o'clock P M. Recorded in Book 2023 on Page 1476
Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

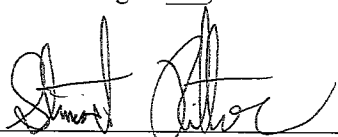
High Flow Partnership, a Nebraska partnership, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Donnis Aldair Hernandez Marcos, a single person, and Andy Estuardo Hernandez Marcos, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):


Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), and the South 4 feet of the vacated alley abutting said Lot 26, Block Two (2), Richardson'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 August 1, 2023.

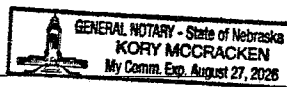

Stewart Ritter, Partner



Alejandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 1, 2023, by Stewart Ritter, Partner, and Alejandro Castro, Partner, on behalf of High Flow Partnership, a Nebraska partnership.

Comm. expires




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1476	8/1/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000120300		208		F4		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10015		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		5,310		6,950		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 : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 1,905				Floor Sq. Ft. :						
Building Cost New:				Cost : 158,985				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						
(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:														
JTWD														
Comments from						Comments:								
000120300														
NO utilities														
House condemned														
						(Continue on back)								

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>3</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>7</u> Day <u>26</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Delbert Elliott Street or Other Mailing Address 1207 Road H City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam and Jacqueline Oldemeyer Street or Other Mailing Address PO Box 29 City Ayr State NE Zip Code 68925			
Phone Number (402) 746-4400		Email Address		Phone Number (402) 480-0933		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$9,960

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
**914 N Webster St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	\$	78,000.00
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)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	78,000.00

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

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

sign here **Kory McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Date **8/3/23**
 Title

26 Date Deed Recorded Mo. <u>8</u> Day <u>3</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ <u>175.50</u>		28 Recording Data BK2023Pg 1479		For Dept. Use Only	
--	--	--	--	---	--	--------------------	--

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

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), 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 3 day of Aug A.D., 2023, at 1:42 o'clock p M. Recorded in Book 2623 on Page 1479
Abney King County Clerk
id. 00 AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-3-23
\$ 175.50 By AD

JOINT TENANCY WARRANTY DEED

Delbert L. Elliott, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Adam Oldemeyer and Jacqueline Oldemeyer, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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


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

Executed July 26, 2023.

Delbert L. Elliott
Delbert L. Elliott

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 26, 2023, by Delbert L. Elliott, a single person.

Comm. expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1479	8/3/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128800		209		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		014	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,355		17,015		18,370		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. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1875				Construction Date :						
Floor:				Floor Sq. Ft. : 990				Floor Sq. Ft. :						
Building Cost New:				Cost : 95,610				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:														
JTWD														
Comments from						Comments:								
000128800														
(Continue on back)														

Real Estate Transfer Statement

210

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 8 Day 4 Yr. 23		4 Date of Deed Mo. 7 Day 13 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis Peters and Darin Stringer Street or Other Mailing Address 7503 Ashby Ln Unit M City Alexandria State VA Zip Code 22315				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Samual Webber Street or Other Mailing Address 4617 W Thatcher Ln City Lincoln State NE Zip Code 68528			
Phone Number (703) 400-6898				Phone Number (402) 890-4882		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status		(B) Property Type				(C)
<input 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> 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"/> Sale	<input type="checkbox"/> Other (Explain)

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

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

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

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

14 What is the current market value of the real property?
\$10,775

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
**503 Maine Ave
Inavale, NE 68952**

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

18a No address assigned 18b Vacant land

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

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

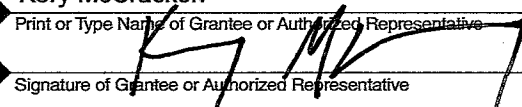
22 Total purchase price, including any liabilities assumed	22	\$	10,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	10,000	00

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

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

sign here

Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney
Signature of Grantee or Authorized Representative Title

8/4/23
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. **8** Day **4** Yr. **23**

27 Value of Stamp or Exempt Number \$ **22.50**

28 Recording Data **BK 2023, Pg 1514**

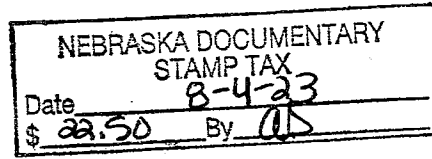
For Dept. Use Only

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

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Two (2),
Original Town of Inavale, Webster County, Nebraska.

State of Nebraska }
State of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 4^e day of Aug A.D., 2023 at 11:33 o'clock AM. Recorded in Book 2023 on Page 1514-1515
on Abbey King County Clerk
He AD Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Dennis Peters and Darin Stringer, a married couple, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Samual Webber, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Two (2), Original Town of Inavale, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 July 13, 2023.

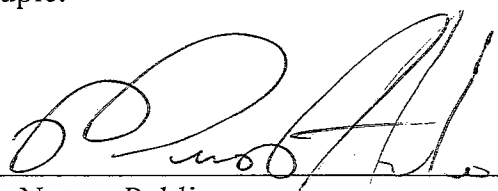
Dennis Peters

Darin Stringer

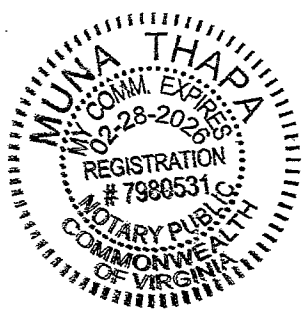
STATE OF VIRGINIA, COUNTY OF FAIRFAX) ss.

The foregoing instrument was acknowledged before me on July 13, 2023, by Dennis Peters and Darin Stringer, a married couple.

Comm. expires 02-28-2026



Notary Public



NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

211

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 Select County & County Number		3 Date of Sale/Transfer Mo. 08 Day 07 Yr. 2023		4 Date of Deed Mo. 08 Day 01 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The Mary Lanning Memorial Hosp. Assn Street or Other Mailing Address 715 St. Joseph Avenue City Hastings State NE Zip Code 68901 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Webster County Community Hosp Street or Other Mailing Address 621 West Franklin St 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 type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input checked="" type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 74735

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
Lots 16 & 17 Block 3 Ronrev's Addition to Blue Hill

18a No address assigned 18b Vacant land

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

20 Legal Description
102 N Pine St.
Blue Hill, NE 68930

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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)	\$	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 Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative _____ Title CEO Date 8/7/25

Register of Deed's Use Only

26 Date Deed Recorded Mo. 8 Day 7 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BK 2023 Pg 1524	For Dept. Use Only
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State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 1524

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Aug A.D., 2023, at 11:42 o'clock AM. Recorded in Book 2023 on Page 1524
Abbey Hwang County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-7-23
\$ Exempt # 2 By AD

Prepared by and return after recording to:

Andrew D. Kloeckner
Baird Holm LLP
1700 Farnam St., Suite 1500
Omaha, NE 68102
Phone: 402.636.8222
Email: akloeckner@bairdholm.com

QUITCLAIM DEED

The Mary Lanning Memorial Hospital Association, a Nebraska nonprofit corporation, GRANTOR, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration received from Webster County Community Hospital, a Nebraska county hospital, GRANTEE, conveys and quitclaims to GRANTEE all of GRANTOR'S right, title and interest to the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots 16 & 17, Block 3 Rohrer's Addition to Blue Hill, Webster County, Nebraska.

Executed: August 1, 2023.

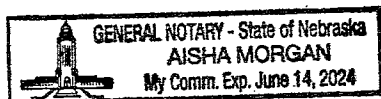
GRANTOR

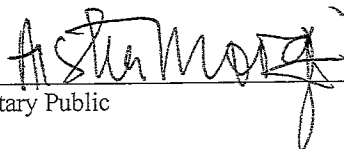
By: 

President and CEO
The Mary Lanning Memorial Hospital Association

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 1ST day of August, 2023, by Eric Barber, President and CEO of The Mary Lanning Memorial Hospital Association, GRANTOR.





Notary Public

Real Estate Transfer Statement

212

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

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

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 8 Day 2 Yr. 2023, 4 Date of Deed Mo. 8 Day 2 Yr. 2023, 5 Grantor's Name NE Blue Hill Propco LLC, 6 Grantee's Name Blue Hill Propco LLC, 7 Property Classification Number.

(A) Status Improved, Unimproved, IOLL, (B) Property Type Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests, State Assessed, Exempt, (C) Mobile Home

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

9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer Auction, Court Decree, Exchange, Distribution, Foreclosure, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Aunt or Uncle, Brothers and Sisters, Ex-spouse, Family Corp., Grandparents, Parents and Child, Self, Spouse, Step-parent, Other

14 What is the current market value of the real property? \$6,290,041, 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No, 17 Was transfer through a real estate agent or a title company? Yes Landmark Abstract Acres

18 Address of Property 414 North Wilson Street, Blue Hill, NE, 68930, 18a No address assigned, 18b Vacant land, 19 Name and Address of Person to Whom the Tax Statement Should be Sent Blue Hill Propco LLC

20 Legal Description PART 1 & ALL LOT 2 SE1/4 4-4-10 BLUE HILL COLONIAL TERRACE ADDITION 414 NORTH WILLSON STREET BLUE HILL NE 68

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price \$6,290,041.00, 23 Was non-real property included? No \$0.00, 24 Adjusted purchase price \$6,290,041.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative Ari Silberstein, Signature of Grantee or Authorized Representative, Authorized Signatory, Title, Phone Number 811123, Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 8 Day 7 Yr. 23, 27 Value of Stamp or Exempt Number \$14,154.75, 28 Recording Data BK2023 1529, For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/07/23
\$14154.75 By AS

Bk 2023, Pg 1529

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 07 day
of August A.D., 2023, at 01:06
o'clock PM. Recorded in Book 2023
on Pages 1529-1534

Attest County Clerk
Fee: \$40.00 By: AS Deputy
Electronically Recorded

[Above Space Reserved for Recorder of Deeds]

Prepared by: Michael F. Flanagan, Esq.
7611 State Line Road, Suite 303
Kansas City, Missouri 64114

Document Title: Special Warranty Deed

Date of Document: August 2, 2023

Grantor Name: NE Blue Hill PropCo, LLC

Grantee Name: Blue Hill PropCo, LLC

Statutory Address: 414 North Wilson Street, Blue Hill, NE 68930

Legal Description: See Exhibit "A"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of August 2, 2023 by **NE Blue Hill PropCo, LLC**, a Nebraska limited liability company (the "Grantor"), and **Blue Hill PropCo, LLC**, a Delaware limited liability company (the "Grantee"), whose mailing address is 241B Rockaway Avenue, Valley Stream, NY 11580.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, sells and conveys to Grantee, to its successors and assigns, the real property legally described on **Exhibit "A"** attached hereto, subject to all easements, covenants, conditions, rights-of-way and other matters now of record.

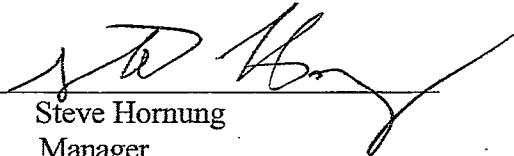
TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, tenements, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that (other than those of record) the said premises is free and clear from any encumbrance done or suffered by the Grantor; that Grantor will forever warrant and defend the title to said premises unto Grantee and Grantee's successors and assigns, against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has set its hand as of the day and year first above written.

GRANTOR:

NE Blue Hill PropCo, LLC,
a Nebraska limited liability company

By: 
Steve Hornung
Its: Manager

ACKNOWLEDGMENT

STATE OF NEW YORK)
)
COUNTY OF Nassau) ss.

On this 28 day of July, 2023, before me appeared Steve Hornung, to me personally known, who, being by me duly sworn did say that he is the Manager of NE Blue Hill PropCo, LLC, a Nebraska limited liability company, and that said instrument was signed on behalf of such limited liability company by authority of its members, and said Steve Hornung acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony Whereof, I have hereunto set my hand and affixed by official seal the day and year first above written.



NOTARY PUBLIC

My Commission Expires:

[SEAL]

YONINA NEUFELD
Notary Public, State of New York
Reg. No. 01NE6319577
Qualified in Queens County
Commission Expires 2/23/2027

EXHIBIT "A"

LEGAL DESCRIPTION

414 North Wilson Street, Blue Hill, NE 68930

**LEGAL DESCRIPTION
(Blue Hill)**

A tract of land located in the Southeast Quarter (SE 1/4) of Section Four (4), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Southeast corner of said Section 4; thence S 89°32'45"W (assumed bearing) along the South line of said Southeast Quarter, 49.20 feet; thence N 00°25'06"W 33.00 feet along the West right-of-way line of U.S. Highway No. 281 as described in Deed Record Book 86, Page 1097 to the true place of beginning; thence S 89°32'45"W, parallel with and 33.00 feet North of said South line of the Southeast Quarter 254.16 feet; thence N 00°00'00"E, parallel with and 303.60 feet West of the East line said Southeast Quarter, 512.50 feet; thence N 89°32'45"E, parallel with and 545.50 feet North of said South line of the Southeast Quarter 200.14 feet to the West right-of-way line of said U.S. Highway No. 281, being 103.46 feet West of said East line of the Southeast Quarter; thence S 21°59'24 "E along said right-of-way line, 136.75 feet to a point 52.25 feet West of said East line of the Southeast Quarter; thence S 00°25'06"E along said right-of-way line, 385.28 feet to the place of beginning.

FOR INFORMATION ONLY:

**Address: 414 North Wilson Street
Blue Hill, NE, 68930**
Parcel No. 000343000