

Good Life. Great Service.

Real Estate Transfer Statement

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

521

| The deed will not be recorded unless this statem | ent is signed and items 1-25 are accurately completed. |
|---|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed |
| WEBSTER - 91 | Mo. 06 Day 06 Yr. 2023 Mo. 06 Day 06 Yr. 2023 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Myron C Nichols | Grantee's Name (Buyer) Adam K Vetter |
| Street or Other Mailing Address 1013 N Webster St | Street or Other Mailing Address 546 N Elm St |
| City State Zip Code Red Cloud NE 6897 | City State Zip Code NE 68970 |
| Phone Number (402) 746-4172 | Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No |
| Email Address | Email Address |
| 7 Property Classification Number. Check one box in categories A and B. Check 0 | if property is also a mobile home. |
| | B) Property Type (C) |
| ✓ Improved | Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt |
| | and Contract/Memo Partition Sheriff Other |
| Bill of Sale Corrective Easement | .ease Personal Rep. Trust/Trustee |
| | Mineral |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | closure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary |
| Buyer Seller ✓ No Court Decree Exchange Gra 11 Was ownership transferred in full? (If No, explain the division.) | ntor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) |
| ✓ Yes | Yes |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary r | |
| | , Partnership, or LLC Self Other |
| Ex-spouse Parents and | s and Grandchild Spouse Child Step-parent and Step-child |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) |
| \$6,950 | 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 Vs |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| 538 N Elm St Red Cloud, NE 68970 | Same as Grantee |
| 18a No address assigned 18b Vacant land | |
| 20 Legal Description (Attach additional pages, if needed.) | |
| See Attached | |
| See Allached | |
| | |
| 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? | \$ |
| (See Assessment and author normized list) | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | Control of the Contro |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | n number |
| correct, and that, i am duly authorized to sign this statement. | ent and that it is, to the best of my knowledge and belief, true, complete, and |
| Kory McCracken Print or Type Name of Grantee or Authorized Representative | (402) 746-3613 |
| sign Thin of Typervalue of Grantiee of Authorized Representative | Phone Number Attorney 06/07/2023 |
| here Signature of Grantee of Authorized Representative | Attorney 06/07/2023 Title Date |
| Register of Deed's Use 0 | inly For Dept. Use Only |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Recording Data |
| Mo. Le Day 1 Yr. 2013 \$ 15.75' | 1 bk 2023, Pallin |
| Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) |

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

numerical index and filed for record in the Clerk's office of said county this 7th day of 100 A.D., 2023, at 11:50 o'clock A.M. Recorded in Book 2023 on Page 1110 County Clerk 310-20 Other Page 1110 County Clerk 310-20 Assessor Carded

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

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 4, 2023, by Myron C. Nichols, a single person.

Comm. expires

GENERAL NOTANY - State of Nebrasika KORY MCCRACKEN My Comm. Esp. August 27, 2028

Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Boo | k | Page | ; | | Sal | e Date | | | | | | S | chool] | Dist | trict | t Code | : | | | |
|---------------|-----------|----------|-----------------------------------|--------|-------------|----------|-------------|-----|-------|---|---------------------|--------|-------|----------|-------|--------------------|----------|-------------|------------|----------|---------|
| 91 | 202 | 23 | 1110 |) | 6 | /7, | /2023 | Bas | se: S | 1-0 | 0002 | | Aff | iliated: | : | | | Un | ified: | | |
| Location | ID | Sale | Number | | Useab | ility | & Code# | | | | | | ŀ | Parc | el N | lum | ber | | | | |
| 0001203 | 300 | 1 | L58 | | 44 | | | Geo | Cde | Twi | ı Rı | Rng Se | | ct Q | rt | Su | ıbdiv | Area | Blk | F | Parcel |
| | Dat | te of Sa | ale Assess | ed V | Value | | | | 71 | | | | 0 | 0 0 |) | 10 | 015 | | 002 | 0 | 000 |
| Land | | Imp | rovement | s | | T | otal | | | | Date | of S | ale | Prope | erty | Cla | assific | cation Code | | | |
| 1 | ,640 | | 5,3 | 10 | | | 6,950 | St | tatus | P | roperty Type Zoning | | | | | Location City Size | | | Par | cel Size | |
| Assessor Lo | cation: | RED | CLOUD | (RC |) | | | A) | 1 | B) | 0 | 1 | | C) 1 | L | D) | 1 | E) | 6 | F) | 2 |
| | | | | | | | Residentia | | | | | | | | | Co | mmer | cial | | - | |
| | Multi | ple Imp | provement | s: M | ultiple. Ir | nprov | /ements.: | | | | Multi | ple.] | Impr | ovement | .s. : | | | | | | |
| | 1 | Constr | uction Date | e: Co | nstructio | n Da | te: 19 | 00 | | | Const | ructi | on D | Date: | | | | | | | |
| | | | Floor | r: Flo | oor Sq. F | t. : | 1,9 | | | | Floor | Sq. I | Ft. : | | | | | | | | |
| | | | g Cost Nev | v: Co | st: | | 158,9 | 85 | | | Cost | | | | | | | | | | |
| Single Family | • | .04 | | Re | esidenti | al C | ondition: 1 | 0 | | | Com | mer | cial | Оссир | anc | y Co | ode: | | | | |
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| (101) 🗆 On | | | | (2 | (0) | Ba | dly Worn | | | | Com | mer | cial | Const | ruct | ion | Class: | | | | |
| (102) 🗆 Tw | | | | (3 | 0) 🗆 | | rerage | | | | (1) | | Fir | eproof | Stru | ictur | al Steel | Fran | ie | | |
| (103) 🗆 Spl | | | | - | 0) 🗆 | | ood | | | | (2) | | Re | inforce | d Co | oner | ete Fra | me | | | |
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| (111) Bi- | | | | (6 | 0) 🗆 | Ex | cellent | | | | (4) | | | ood or | | | | xt. W | alls | | |
| (106) □ Oth | | | | + | | VOLUMB V | | - | | (5) Metal Frame and Walls (6) Pole Frame | | | | | | | | | | | |
| Townhouse of | | Style: | | | | | uality: 30 | | | | (6) | _ | | le Fram | 1e | | - | | | | |
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| (304) One | | nlex | | | 0) 🗆 | | cellent | | | | (40) | Ц | П | 311 | | | | | | Good | |
| (305) Two | | - | | 10 | 0) [| LA | CCHCIII | | | | | | | _ | 7 | | | | Very Excel | | |
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| Assessor Co | | | | | | | • | | - | | | | | | | | | | | | |
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| | | | and the first owners were been to | | | | | | | | | | | | | | | | 5.51 | | |

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service.

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

| | nent is signed and items 1-25 are accurately completed. | | | | | | | | | |
|---|--|------------------------------|--|--|--|--|--|--|--|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer Mo. 06 Day 08 Yr. 2023 4 Date of Deed Mo. 06 Da | 07 2023 | | | | | | | | |
| WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | <u>7 07 Yr. 2023</u> | | | | | | | | |
| Grantor's Name (Seller) | Grantee's Name (Buyer) | | | | | | | | | |
| Myron C Nichols Street or Other Mailing Address | High Flow Partnership Street or Other Mailing Address | | | | | | | | | |
| 1013 N Webster St | 309 N Broadwell | | | | | | | | | |
| City State Zip Code Red Cloud NE 6897 | | Grand Island NE 68803 | | | | | | | | |
| Phone Number (402) 746-4172 | Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) fou | | | | | | | | | |
| Email Address | Email Address | | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check | C if property is also a mobile home. | | | | | | | | | |
| (A) Status | (B) Property Type | (C) | | | | | | | | |
| ✓ Improved ✓ Single Family ☐ Industrial | Mineral Interests-Nonproducing State Assessed | Mobile Home | | | | | | | | |
| Unimproved Multi-Family Agricultural IOLL Commercial Recreational | Mineral Interests-Producing Exempt | | | | | | | | | |
| 8 Type of Deed Conservator Distribution | Land Contract/Memo Partition Sheriff | Other | | | | | | | | |
| Bill of Sale Corrective Easement | Lease Personal Rep. Trust/Trustee | | | | | | | | | |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution DEC | Mineral | ansfer on Death | | | | | | | | |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gi | | ustee to Beneficiary | | | | | | | | |
| Buyer Seller ✓ No Court Decree Exchange Gr | | her (Explain) | | | | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes No | 12 Was real estate purchased for same use? (If I ✓ Yes No | 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.) | | | | | | | | | |
| | o., Partnership, or LLC Self Other | er | | | | | | | | |
| | nts and Grandchild Spouse | | | | | | | | | |
| Ex-spouse Parents and 14 What is the current market value of the real property? | d Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and | internat rate \ | | | | | | | | |
| \$2.540 | Yes V No \$ | merest rate.) | | | | | | | | |
| 16 Does this conveyance divide a current parcel of land? | 17 Was transfer through a real estate agent or a title company? | | | | | | | | | |
| Yes ✓ No | of the agent or title company contact.) Yes No | | | | | | | | | |
| 18 Address of Property 822 N Cedar St | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee | | | | | | | | | |
| Red Cloud, NE 68970 | odine as Grance | | | | | | | | | |
| 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 \$ | 2 000 00 | | | | | | | | |
| 23 Was non-real property included in the purchase? | \$ | 3,000 00 | | | | | | | | |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (se | ee instructions) | 0,00 | | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 3,000 00 | | | | | | | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exempt | | | | | | | | | | |
| Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement. | ment and that it is, to the best of my knowledge and belief, true, co | mplete, and | | | | | | | | |
| Kory McCracken | | (402) 746-3613 | | | | | | | | |
| Sign Print or Type Warne of Grantee or Authorized Representative | Attornov | Phone Number | | | | | | | | |
| here Signature of Grantee or Authorized Representative | Attorney | - 06/08/2023 Date | | | | | | | | |
| TICIC | | | | | | | | | | |
| Register of Deed's Use 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | Only 28 Recording Data | For Dept. Use Only | | | | | | | | |
| Mo. 6 Day 8 Yr. 23 \$ (0.75 | BK 2023 to 11412 | | | | | | | | | |
| Nebraska Department of Revenue | Authorized by Mah E | L Stot SS 76 014 77 1007(0) | | | | | | | | |

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 Sss.
County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of June A.D., 20 23, at 10:38 o'clock A.M. Recorded in Book 20:30 on Page 11:16 County Clerk

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-8-93
\$ 6-75 By 140

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 High Flow Partnership, a Nebraska partnership, 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.

Myron C. Nichols

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 7, 2023, by Myron C. Nichols, a single person.

Comm. expires

SSERVL NOT/AY - State of Nebraska KORY MCCRACKEN My Cernin, Exp. August 27, 2026

Notary Publi

Residential & Commercial Sales Worksheet

| Cnty No. | Bo | ook | Page | | | | | School District Code | | | | | | | | | | |
|--------------------------|---------------|----------|-------------|-------------------|------------|--|------------------------|----------------------|------|--|-------|----------|----------------------|-------------|-------------|--------------------|--------------|--|
| 91 | 20 | 23 | 1146 | | 6/8/2023 | | Base: | 91- | 00 | 02 | Aff | ïliate | :d: | | Un | fied: | | |
| Location | ID | Sale | Number | τ | Jseabi | lity & Code # | | | | | | Par | rcel N | Vumber | | | | |
| 0001258 | 300 | : | 162 | | 1 | 4 | GeoCde | T | vn | Rng Se | | ct | Qrt | Subdiv | Area | Blk | Parcel | |
| | D | ate of S | ale Assesse | d Va | lue | | 4371 | | | 00 0 | | | 0 | 10020 | | 009 | 0000 | |
| Land | | Imp | provements | | | Total | | | Da | Date of Sale Property Classification (| | | | | | | | |
| 1 | ,310 | | 87 | 5 | | 2,185 | Status | | Prop | erty Ty | ре | Zo | ning | Location | ı C | City Size Parcel S | | |
| Assessor Lo | cation: | RED | CLOUD (| RC) | | | A) 1 | | В) | 01 | | C) | 1 | D) 1 | E) | 6 | F) 1 | |
| | | | | | | Residential | Security of the second | encerticus. | | | | | Marija Shire Alvenia | Comme | cial | | | |
| | Mul | tiple Im | provements: | Mul | ltiple. In | nprovements.: | | | N | Multiple. | Impr | oveme | ents.: | | | | | |
| Construction Date | | | | Con | structio | n Date : | | | С | Construct | ion I | Date : | | | | | | |
| | | | Floor: | Floo | or Sq. Ft | t. : | | | F | loor Sq. | Ft.: | | | 7000 | | | | |
| | | Buildin | g Cost New: | Cos | t: | | | | С | Cost: | | | | | | | | |
| Single Family | | | - Contract | | | al Condition: | | | _ | | | l Occ | upano | cy Code: | | | | |
| (100) □ Mo | | ne | | |)) 🗆 | Wom Out | | | | rimary: | - | | | her1: | | Other2: | | |
| (101) 🗆 One | | | | (20) Badly Worn | | | | | | Commercial Construction Class: | | | | | | | | |
| (102) Tw | | | | (30) | | | | | | (1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame | | | | | | | | |
| (103) | | | | |)) 🗆 | Good | | | _ | ` _ | | | | | ıme | | | |
| (104) 1 1/ (111) Bi-l | | | | (50 | | Very Good Excellent | | | _ | | | | | ring Walls | 7. 4. 77.7. | 11 | _x | |
| (106) \Box Oth | | | · | (60) Excellent | | | | | | - | _ | | _ | el Framed I | ext. Wa | шѕ | | |
| Townhouse or | | Style | | Res | sidenti | al Quality: | | (5) | | | | | | | | | | |
| (301) One | | . Style. | | |) 🗆 | Low | Cost Rank: Condition: | | | | | | | | | | | |
| (302) Two | | | | (20 | , | Fair | | | | | Lo | w | | | | Worn | Out | |
| (307) 🗆 11/ | | | | (30 | | Average | | | - | (20) | | | | | | l Badly | | |
| (308) 🗆 Spli | it Level | | | (40 |) 🗆 | Good | | | | | | | Avera | | |] Avera | | |
| (309) 🗆 21/ | 2 Story | | | (50 |) 🗆 | Very Good | | | (| 40) 🗆 | | | | | | l Good | | |
| (304) 🗆 One | e Story E | Ouplex | | (60 |) 🗆 | Excellent | | | | | | | | (| 50) E | l Very (| Good | |
| (305) 🗆 Two | Story I | Duplex | | | | West of the second seco | | | | | | | | (| 60) E | l Excell | ent | |
| Assessor's | Adju | stment | to Sale P | rice | e (+ o | r -): | | | | | | | | | | | | |
| Assessor Co | mment | s and R | eason for A | djus | stmen | t: | | | | | | | | | | | | |
| WD | | | | | | | | | | | | u= 42.00 | | | | | | |
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| | | | | | | | | | | | | | | | | (Conti | nue on back) | |

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

180

FORM **521**

| T TOTAL TOTA | | | ce is needed, ac | | | | | | | | | | | |
|--|-----------------------------|---------------------|------------------------------|-------------------|--|---------------|--------------------------------|------------------------|---------------------|-------------------------------------|--|--|--|--|
| <u> </u> | The deed | | corded unless th | nis statemer | | | | | | | | | | |
| 1 County Name | lwen. | 2 County Nu | imber | 3 | 3 Date of Sale/Transfer 4 Date of Deed | | | | | | | | | |
| | | STER - 91 | | | Mo. 5 Day 24 Yr. (CX) Mo. 05 Day 24 Yr. 2023 | | | | | | | | | |
| 5 Grantor's Name, Ad Grantor's Name (Selle | | phone (Please | Print) | | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | | |
| Bridget Barron | • | | | | Grantee's Name (Buyer) Willa Cather Foundation | | | | | | | | | |
| Street or Other Mailing 1215 110th Sts | Address reet | | | | Street or Other Mailing Address 413 North Webster | | | | | | | | | |
| City Omaha | | State NE | | Zip Code 68144 | City State Zip Code Red Cloud NE 68970 | | | | | | | | | |
| Phone Number (308) 263-5816 | | | | | Phone Number is the grantee a 501(c)(3) organization? Ves No (402) 746-2653 if Yes, is the grantee a 509(a) foundation? Yes Vo | | | | | | | | | |
| Email Address jfkbmb@comca | | | ***** | | Email Address aolson@wi | | | | | | | | | |
| 7 Property Classifica | ation Number. C | check one box in | n categories A and | B. Check C if | property is also | a mobile ho | me. | | | | | | | |
| (A) Status | | | | (B) | Property Type | | | | | (C) | | | | |
| Improved | Single F | • | Industrial | | Mineral Interes | ts-Nonprodu | cing | State Asse | essed | Mobile Home | | | | |
| ✓ Unimproved ☐ IOLL | Multi-Fa | • | ✓ Agricultural Recreational | | Mineral Interes | ts-Producing | | Exempt | | | | | | |
| 8 Type of Deed | Conservator | | Distrib | ution La | nd Contract/Memo | Partitio | n Ost | neriff | Пош | ner : | | | | |
| Bill of Sale | Corrective | ate – Transfer on | Easem | ent Lea | ase neral | = | nal Rep. Tri | ust/Trustee arranty | | | | | | |
| 9 Was transfer par | t of IBS like- | 10 Type of Tra | | | | able Trust | Revocable Tru | | Transfe | er on Death | | | | |
| kind exchange (I. Exchange) by buye | R.C. § 1031 r or seller? | Auction | Easemer | = | Life Es | = | | | | e to Beneficiary | | | | |
| | Seller ✓ No | Court De | ecree Exchange | = | or Trust Partition | _ | Satisfaction of | Contract | = | (Explain) | | | | |
| 11 Was ownership trans | | No, explain the | | | | | | | _ | tate the intended use. | | | | |
| ✓ Yes | No | | | | | √ Yes | No | | | | | | | |
| 13 Was the transfer bet | ween relatives, | or if to a trustee, | are the trustor and b | eneficiary rela | tives? (If Yes, ched | k the approp | oriate box.) | | | | | | | |
| ☐ Yes ✓ | No | or Uncle to Niece | e or Nephew | amily Corp., F | Partnership, or LLC | Se Se | If | | Other | | | | | |
| | Broth | ers and Sisters | | 3randparents | and Grandchild | ☐ Sp | ouse | | | | | | | |
| | Ex-sp | | | Parents and Ct | nild | Ste | p-parent and Ste | ep-child | | | | | | |
| 14 What is the current r | narket value of t | he real property? | • | | 15 Was the mor | gage assum | ed? (If Yes, state | the amoun | t and inter | est rate.) | | | | |
| \$145,580 | | | | | ☐Yes | √ No | \$ | | | % | | | | |
| 16 Does this conveyand | | nt parcel of land? | • | | 17 Was transfer of the agent of | through a rea | al estate agent o | r a title com | pany? (If Y | es, include the name | | | | |
| 18 Address of Property | | | | _ | 19 Name and Ad | Idress of Per | son to Whom the | | ent Shoul | | | | | |
| NA | | | | | Willa Cather Four attn Ashley Olsor | ndation . | oon to vinom are | , rax Oldion | icin Griodi | a be dem | | | | |
| 18a 🗸 No address as | signed 18b | Vacant lan | ď | | 413 North Webst Red Cloud, NE 6 | | | | | | | | | |
| 20 Legal Description (A | ttach additional p | pages, if needed |) | | | | | | | | | | | |
| The North ½ of the Section 7, Towns Miscellaneous, P | anip i North, | Range 10 W | est of the 6th P | .M., EXCE | PT a tract of la | nd deede | , in the South d to Webster | neast ¼ o County, | f the No Nebrask | orthwest 1/4 all in aa at Book 1 | | | | |
| 21 If agricultural, list tota | al number of acre | es transferred in | this transaction | 79.77 | • | | | | | | | | | |
| 22 Total purchase pr | | | ssumed | | | | | 22 \$ | | 0.00 | | | | |
| 23 Was non-real prop ☐ Yes | | | and attach itemize | d list) (see i | netructione) | | | \$ | | 0,00 | | | | |
| 24 Adjusted purchas | | | | | | | | 23 24 \$ | | 0100 | | | | |
| 25 If this transfer is e | | | | | | | | 5211755502 | | | | | | |
| | | | hat I have examined | | | the best of | mu tennuladas a | | | | | | | |
| correct, a | ind that I am duly | y authorized to s | gn this statement. | THIS SIGILITIES | it and that it is, to | the pest of t | my knowledge al | na bener, in | • | | | | | |
| Print de T | | antee or Authoriz | red Representative | | | | | | | (315) 854-5878 hone Number | | | | |
| sign 🦯 | | W | · | | Preside | nt. Willa | Cather Fou | ndation | | June 27, 2023 | | | | |
| here signatur | e of Cantee or | Authorized Repre | sentative | | Title | -, | | | | ate 27, 2023 | | | | |
| | | | Register of De | ed's Use On | ly | | | | | or Dept. Use Only | | | | |
| 26 Date Deed Recorded | 2 2 2 | 27 Value of Sta | amp or Exempt Num | | 28 Recording Da | ta 🔨 | 7 | | - - | John oac Orny | | | | |
| Mo Day | <u>3 _{Yr.} 23</u> | \$ Exc | emot# 2 | 5 | $\mathbf{O} : I^{-}$ | 23 Pa | . 1268 | | | | | | | |
| Nebraska Department of Rev Form No. 96-269-2008 10-20 | | s 96-269-2008 Rev. | 6-2019 | | <u></u> | ~, ig | | authorized by | Neb. Rev. St | at. §§ 76-214, 77-1327(2) | | | | |

| Index Computer Assessor Carded | | NEBRASKA DOCUMENTARY STAMP TAX Date: 07/03/23 \$ Ex025 By AS | State of Nebraska ss. County of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of July A.D., 2023, at 02:05 o'clock PM. Recorded in Book 2023 on Page 1268 |
|---|---|---|--|
| | | | Fee: \$10.00 By: AS Deputy Electronically Recorded |
| | Jacobsen, Orr Law Firm P. O. Box 1060 Kearney, NE 68848-1060 | (Above space for recorder's use) | |
| | | QUITCLAIM DEED | |
| | Cather Foundation, a Nebraska Note to Grantee the following described The North 1/2 of the North all of Lot 6, in the Souther | | er called "Grantee," quitclaims Rev. Stat. Section 76-201): e North ½ of Lot 8 and Section 7, Township 1 |
| | County, Nebraska at Boo Clerk of Webster County, | | records of the County |

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.

GENERAL NOTARY - State of Nebraska
ALLISON R. SEILER
My Comm. Exp. April 28, 2024

What h Sulfan Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | Sal | e Date | School District Code | | | | | | | | | | |
|--------------------------------|----------|-----------------------------|-----------|------------|-------------------|----------------------|---|-----------|--------------|-----------|----------|----------|--------|-------------|--|--|
| 91 | 20 | 23 | 1268 | 5/24 | /2023 | Base: 9 | 91-00 | 02 | Affil | iated: | | Unified: | | | | |
| Location | ID | Sale | Number | Useability | & Code# | | | | | Parcel N | lumber | | | | | |
| 0014034 | 100 | | 180 | 4 | 12 | GeoCde | Twn | Rng | Sec | Qrt | Subdiv | Area | Blk | Parcel | | |
| | D | Date of Sale Assessed Value | | | | 4489 | 1 | 10 | 7 | 0 | 00000 | 1 | 000 | 0000 | | |
| Land | | Imp | rovements | T | otal | | Date of Sale Property Classification Co | | | | | | | | | |
| 86 | ,320 | | | | 86,320 | Status | Status Property Type | | ре | Zoning | Location | Cit | y Size | Parcel Size | | |
| | | Irrigat | ion Type: | | 10.00 | A) 2 | B) | 05 | | C) 5 D) 3 | | E) | 0 | F) 9 | | |
| LCG | | £ | ACRES: | VAI | LUE: | | LCG | | | ACR | ES: | VALUE: | | | | |
| IRRIGATE | D 1A1 | | | | | GR | ASSLA | ND 10 | G1 | | 0.590 | | | 340 | | |
| | 1A | | | | | | | 1 | .G | 3 | 2.500 | | | 44,715 | | |
| | 2A1 | | | | | | | 20 | G1 | | 7.150 | 10,010 | | | | |
| | 2A | | | | | 2G | | | | | 5.550 | | | 7,770 | | |
| | 3A1 | | | | | | | 30 | G1 | | | | | | | |
| | 3A | | | | | | | 3 | iG | | | | | | | |
| | 4A1 | | _ | | | | | 40 | 3 1 | | 1.730 | | | 865 | | |
| | 4A | | | | | | | 4 | IG | 1 | 7.560 | | | 8,780 | | |
| DRYLANI |) 1D1 | | | | ·· | | Shelterbe | lt/Timb | er | | | | | | | |
| | 1D | | | | | | | Accretic | on | 741.1 | 8.180 | | | | | |
| | 2D1 | | | | | | | Was | te | | | | | | | |
| | 2D | <u> </u> | | | | | | Oth | | | a Pato | | | | | |
| | 3D1 | | | | | AG L | AND T | OTA | \mathbf{L} | | 3.260 | | | 72,480 | | |
| | 3D | | | | - | | | Road | ds | | 5.510 | | | | | |
| . | 4DI | | | | | | F | arm Sit | es | | 1.000 | | | 13,840 | | |
| Property products to the first | 4D | a Constant on the | ÷ the | | in and the second | | | ome Site | | | | | | | | |
| | | rei . | | | | | R | ecreation | n | | | | | | | |
| | wellings | | | | | Other | | | | | | | | | | |
| Outb | uildings | | | Nor | ı-AG T | OTA | L | | 6.510 | | | 13,840 | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: | |
|---|------------------------|--|
| Assessor Comments and Reason for Adjustment: | | 1 |
| QCD; TRANSFER TO NONPROFIT ORGANIZATION | | y.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| | | |
| | | |
| | | |
| | | |
| Comments from | Comments: | |
| 001403400 | | |
| | | |
| | | |
| | | |
| | | (Continue on back) |

Good Life. Great Service.

770

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

| The deed will not be recorded unless this statemen | ment and identify the applicable item number. | |
|--|---|---|
| The deed will not be recorded driess this statement | nt is signed and items 1-25 are accurately completed. | |
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed | 21 2023 |
| Select County & County Number | | /Yr |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) | |
| John Gerten | Jacob and Kyla Lovejoy | |
| Street or Other Mailing Address 5132 WEST 134TH PLACE | Street or Other Mailing Address 419 N Thorne Ave, PO Box 6 | |
| City State Zip Code HAWTHORNE CA 90250 | City State NE | Zip Code 68928 |
| Phone Number 310.968.4335 | Phone Number Is the grantee a 501(c)(3) organiz 402.705.7227 If Yes, is the grantee a 509(a) fou | |
| Email Address sharkg@sbcglobal.net | Email Address jakelovejoy6@gmail.com | |
| 7 Property Classification Number. Check one box in categories A and B. Check C | f property is also a mobile home. | _ |
| | 3) Property Type | (C) |
| Improved ✓ Single Family Industrial ✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational | | Mobile Home |
| Bill of Sale Corrective Easement Le | and Contract/Memo Partition Sheriff passe Personal Rep. Trust/Trustee | Other |
| | ineral | anafar an Daoth |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | | ansfer on Death ustee to Beneficiary |
| | | ther (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes No | 12 Was real estate purchased for same use? (If I | No, state the intended use.) |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel | | 481 |
| | Partnership, or LLC Self Oth | er |
| Brothers and Sisters Grandparents | and Grandchild Spouse | |
| Ex-spouse Parents and C | 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 Yes No \$ | interest rate.) |
| 16 Does this conveyance divide a current parcel of land? Yes ✓ No | 17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes Gretchen | ? (If Yes, include the name |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement S | |
| 422 N Webster, Bladen, NE 68928 | Jacob and Kyla Lovejoy | |
| | | |
| 18a No address assigned 18b Vacant land | 419 N Thorne, PO Box 6 | |
| 20 Logal Description (Attach additional pages if paeded) | | |
| 20 Legal Description (Attach additional pages, if needed.) 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2- 21 If agricultural, list total number of acres transferred in this transaction | 4 BLK 3 BLADEN 1ST ADDI | TION |
| 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2- | | |
| 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2- 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed | | 3,500,00 |
| 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2- 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed | instructions) 22 \$ | |
| 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2- 21 If agricultural, list total number of acres transferred in this transaction | instructions) 22 \$ | 3,500 00 0,00 |
| 0 4 11 S1/2 OF LOT 1 & ALL LOTS 2- 21 If agricultural, list total number of acres transferred in this transaction | instructions) 22 \$ | 3,500 00 0 00 0 00 |
| 21 If agricultural, list total number of acres transferred in this transaction | instructions) 22 \$ | 3,500 00 0 00 0 00 0 00 0 0 0 0 0 0 0 0 0 |
| 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed | instructions) 22 \$ | 3,500 00 0 00 0 00 0 00 0 00 0 00 0 00 0 |
| 21 If agricultural, list total number of acres transferred in this transaction | instructions) 22 \$ | 3,500 00 0 00 0 00 0 00 0 0 0 0 0 0 0 0 0 |
| 21 If agricultural, list total number of acres transferred in this transaction | instructions) 22 \$ 23 \$ 24 \$ n number ent and that it is, to the best of my knowledge and belief, true, co | 3,500,00 0,00 0,00 0,00 0,00 0,00 0,00 0 |
| 21 If agricultural, list total number of acres transferred in this transaction | instructions) 22 \$ 23 \$ 24 \$ n number ent and that it is, to the best of my knowledge and belief, true, co | 3,500,00 0,00 0,00 0,00 0,00 0,00 0,00 0 |

..ato 0. Notices/1800K 2023 PAGE 1260 County of Webster, Entered on the Prepared By: numerical index and filed for record in the Clerk's office of said country this 3 Ms. Gretchen Lockhart Mastrodonato AD. 2023 at 2:45 603 N Main St 6 M. Recorded in Book 2023 Bladen, Nebraska 68928 1269 County Clerk After Recording Return To: Deputy **NEBRASKA DOCUMENTARY** Mr. Jacob Lovejoy __ Carded Assessor -STAMP TAX 419 N Thorne St) Bladen, Nebraska 68928 TAX PARCEL ID #: 000511600)

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 4S3A-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 M4BO-G66C-QVEH-BFDP | Kyla Lovejoy | dotloop verified 04/21/23 12:09 PM CDT ZJST-NGFH-RCWQ-KOMC |
| (Grantee's Signature) | | (Grantee's Signature) | |
| Mr. Jacob Lovejoy | | Mrs. Kyla Lovejoy | |
| (Grantee's Printed Name) | | (Grantee's Printed Name) | |

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok |] | Page | Sale Date | | | | | | School District Code | | | | | | | | | | |
|---------------------------------------|----------|----------|---------|--------|--|--------------|---------|--------------------|------|-------------------|---|-------------|--------|---------------|----------|--------------------|--------------|---------|-----------|--------------|---|
| 91 | 20 | 23 | 1 | .269 | 4/24/2023 | | | Base | 0 | 1-(| 0123 | Aff | îliate | ed: | | | Uni | fied: | | | |
| Location | D | Sale | Num | ber | T | Useabi | lity | & Code# | | | | | | Pa | rcel N | Vu | mber | , | | | |
| 0005116 | 500 | : | 181 | | 1 | | | GeoCo | ie | Tw | n Rng | Se | ect | Qrt | ; | Subdiv | Area | Blk | Parcel | | |
| | D | ate of S | ale As | ssesse | d Va | lue | | | 413 | 1 | | | 0 | 0 | 0 | 3 | 0010 | | 003 | 0000 | |
| Land | | Imp | proven | nents | | | Te | otal | | | | Date of | Sale | Pro | perty | 7 C | lassific | ation (| Code | · <u> </u> | |
| 2 | ,710 | | | | | | | 2,710 | Stat | us | F | Property Ty | Zo | ning | | Location City Size | | | Parcel Si | ze | |
| Assessor Lo | cation: | BLAD | EN | (BLA |) | | | | A) | 2 | B | 01 | | C) | 1 | | D) 1 | E) | 7 | F) 3 | |
| | | | | | | | | Residentia | | | | | | | | C | Commer | cial | • | · | |
| | Mul | tiple Im | prover | nents: | Mu | ltiple. In | пргоч | ements.: | | Ì | | Multiple. | Impr | rovem | ents. : | | | | | | |
| | | Constr | cuction | Date: | Cor | structio | n Dat | te: | | | | Construc | ion I | Date: | | | | | | | |
| | | | | Floor: | Flo | or Sq. F | t. : | | | | | Floor Sq. | Ft. : | | | | | | | | |
| | | Buildin | ig Cost | t New: | Cos | st: | | | | <u> </u> | | Cost: | | | | | | | | | |
| Single Family | Style: | | | | Re | sidenti | al Co | ondition: | | | | Comme | rcial | l Occ | upanc | cy (| Code: | | | | |
| (100) 🗆 Mo | bile Hon | ne | | | (10 |)) 🗆 | Wo | om Out | | | | Primary | : | | Ot | he | r1: | | Other2: | | |
| (101) □ One | | | | | (20 |)) 🗆 | Bac | dly Worn | | <u> </u> | | Comme | rcial | l Con | struct | tio | n Class: | | | | |
| (102) 🗆 Two | | | | | <u> </u> |)) 🗆 | Av | erage | | 1 | | (1) | Fi | repro | of Stru | uct | ural Steel | Frame | ; | | |
| (103) □ Spl | | | | | (40 | - | Go | | | - | | (2) | Re | einfor | ced C | on | crete Fra | ne | | | |
| (104) 🗆 11/ | | | | | (50 | | | ry Good | | _ | | | | | | | g Walls | | | _ | |
| (111) 🗆 Bi-l | | | | | (60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls | | | | | | | | | | | | | | | | |
| (106) □ Oth | | | | | | | | | | <u> </u> | (5) ☐ Metal Frame and Walls (6) ☐ Pole Frame | | | | | | | | | | |
| Townhouse or | | Style: | | | | sidenti | | | | \perp | | | | le Fr | ame | | | | | | |
| (301) ☐ One | | | | | - `- |) 🗆 | Lov | | | 1 | | Cost Ra | | | | | | onditie | | | |
| (302) Two (307) 1 1/ | | | | - | |) 🗆 | Fai | | | + | | (10) | | | | | | | Worn | | |
| · · · · · · · · · · · · · · · · · · · | t Level | | | | <u> </u> |) 🗆 | | erage | | 1 | | | | verage | | | | | Badly | | |
| (309) \(\text{2.1/} | | | | | |) [| Go | | | 1 | | | | | Averag | ge | ` | | Averag | ge | |
| (304) One | | hinlay | | | (60 | | | ry Good cellent | | +- | | (40) | F11; | gn | | | | | Good | | |
| (305) Two | | | | _ | (00 |) ப | EXC | remenn | | + | | | | | | | | | Very (| | |
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| Assessor's | | | | | | | | • | | <u> </u> | | | | · | | | | To-2 | | | _ |
| Assessor Co | mment | s and K | eason | for A | dju | stmen | t: — | <u> </u> | | 1_ | | | | | | | | | | | |
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| Comments f | rom | | | | | | | | | C | omn | nents: | | | | | <u> </u> | ** | | | |
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| | | | | | | | | | | Α, | | | | | | | | | (Conti | nue on back |) |

NEBRASKA Good Life. Great Service.

FORM

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

521

| The deed will not be recorded unless this statemen | t is signed and items 1-25 are accurately completed. | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|
| 1 County Name 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo7 | | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | Mo. / Day _ S _ Yr Z023 Mo O _ Day _ S _ Yr Z023 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | | |
| Grantor's Name (Seller) | Grantee's Name (Buyer) | | | | | | | | | |
| Roger L. Bohrer and Lila J. Bohrer Street or Other Mailing Address | Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Ave | | | | | | | | | |
| 341 W 10th Avenue | | | | | | | | | | |
| Red Cloud NE 68970 | Red Cloud NE 68970 | | | | | | | | | |
| Phone Number (402) 746-4618 | Phone Number (402) 746-0433 Is the grantee a 501(c)(3) organization? Yes V 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. | | | | | | | | | |
| | Property Type (C) | | | | | | | | | |
| Improved Single Family Industrial ✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational | Mineral Interests-Producing State Assessed Mobile Home Exempt Exempt | | | | | | | | | |
| | d Contract/Memo Partition Sheriff Other | | | | | | | | | |
| ☐ Bill of Sale ✓ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min | | | | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 | osure Irrevocable Trust Revocable Trust Transfer on Death | | | | | | | | | |
| Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary | | | | | | | | | |
| Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | r Trust Partition Satisfaction of Contract Other (Explain) corrective 12 Was real estate purchased for same use? (If No, state the intended use.) | | | | | | | | | |
| ✓ Yes No | Yes | | | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | | | | | | | | | | |
| Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a | artnership, or LLC Self Other nd Grandchild Spouse | | | | | | | | | |
| Ex-spouse Parents and Ch | | | | | | | | | | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | | | |
| \$54,000 | | | | | | | | | | |
| 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.) | | | | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | | | | | | | | | |
| Ag Land | 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 | | | | | | | | | | |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in | nstructions) | | | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | | | | | | | | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | number 4 | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statemen | t 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 | | | | | | | | | |
| sign Bejan R Hels | Grantee 713 12023 | | | | | | | | | |
| here Signature of Grantee or Authorized Representative | Title Date | | | | | | | | | |
| Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | | | | | | | | | | |
| Mo. 7 Day 3 Yr 23 \$ Fx emot + # 4 | 28 Recording Data PV 2 002 Dou 1276 | | | | | | | | | |
| Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Superseries 96-269-2008 Rev. 6-2019 | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) | | | | | | | | | |

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.

BOOK 2023 PAGE 1270

State of Nebraska 3ss.
County of Webster

County of Webster

Retered on the numerical index and filed for record in the Clerk's office of said county this 3 day of A.D., 20 23, at 3:50 o'clock 2 M. Recorded in Book 2023 on Page 1270-1771

About House County Clerk

Silono Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-3-2023
\$Exempt 4 By Qual

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

| Executed Roger L. Bohrer | , 2023. Lila J. Bohrer | Au. |
|----------------------------------|-------------------------------|-----------------------|
| STATE OF NEBRASKA |) | |
| COUNTY OF WEBSTER |) ss.) | |
| The foregoing instrument was ack | nowledged before me on August | < 7, 2023 by Roger L. |

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD

My Comm. Exp. August 27, 2025

Bohrer and Lila J. Bohrer, husband and wife.

Agricultural Land Sales Worksheet

| Cnty No. | Be | ok | Page | Sale | Date | School District Code | | | | | | | | | | | | |
|--------------------------------------|-----------------|----------|---|------------|---------|----------------------|----------|----------|--------------|-------------|----------|-------|----------|------|---------|--|--|--|
| 91 | 20 | 23 | 1270 | 7/3, | /2023 | Base: | 91-00 | 02 | Affil | iated: | | Unit | ied: | | | | | |
| Location | I D . | Sale | Number | Useability | & Code# | | | | | Parcel N | Tumber | | | | | | | |
| 0019164 | 103 | | 182 | 4 | 11 | GeoCde | Twn | Rng | Sec | Qrt | Subdiv | Area | Area Blk | | arcel | | | |
| | D | ate of S | ale Assessed | Value | 4371 | | | 36 | 2 | 00000 | 1 | 000 | 00 | 000 | | | | |
| Land | | Imp | rovements | Te | otal | | D | ate of | ation Code | | | | | | | | | |
| 53 | ,045 | | | | 53,045 | Status | Prop | erty Ty | pe | Zoning | Location | ı Cit | y Size | Parc | el Size | | | |
| | | Irrigat | Irrigation Type: OTHER IRRIGATION A) 2 B) 0 | | | | | | | c) 5 | D) 2 | E) | 5 | F) | 8 | | | |
| LCG | | Ĵ | ACRES: | UE: | | LCG | | | ACR | ES: | | VAL | UE: | | | | | |
| IRRIGATE | D 1A1 | | | | GR | ASSLA | ND 10 | G1 | | | | | | | | | | |
| | 1A | <u> </u> | | | | | | 1 | .G | | | | | | | | | |
| | 2A1 | [| | | | | | 20 | | | | | | | | | | |
| | 2A | | | | | | , | 2 | 2G | | | | | | | | | |
| | 3A1 | | | | | | | 30 | 31 | | | | | | | | | |
| | 3A | | | | | | | 3 | 3G | | | | | | | | | |
| | 4A1 | | | | | | | 40 | G1 | | | | | | | | | |
| - | 4A | | | | | | | 4 | 2.620 | 1,310 | | | | | | | | |
| DRYLANI |) 1D1 | | | | | Shelterbelt/Timber | | | | | | | | | | | | |
| 7. | 1D |) | 12.150 | | 31,590 | | | Accretic | on | | | | | | | | | |
| | 2D1 | | 1.410 | | 3,665 | | | Was | te | | _ | | | | | | | |
| | 2 D | | | | | | | Oth | ег | | | | | | | | | |
| | 3D1 | - | | | | AG L | AND T | OTA | \mathbf{L} | 2 | 6.290 | | | 53,0 |)45 | | | |
| | 3D | <u> </u> | | | | | | Road | ds | | | | | | | | | |
| | 4D1 | | | | | F | arm Site | es | | <u></u> . | | | | | | | | |
| West Street, N. V. C. Lie William N. | 4D 10.110 16,48 | | | | | | Н | ome Site | es | | | | | | | | | |
| | | | | | | | R | ecreatic | m | | | | | | | | | |
| | Dwellings | | | | | | | Oth | | | | | | | | | | |
| Outb | uildings | | | | | Nor | ı-AG T | OTA | L | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: | |
|---|------------------------|--------------------|
| Assessor Comments and Reason for Adjustment: | | |
| CORRECTIVE WD | | |
| | | |
| | | - |
| | | 4230.4 |
| | | |
| Comments from | Comments: | |
| 001916403 | | |
| | | |
| | | |
| | | |
| | | (Continue on back) |

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

FORM 521

| The deed will not be recorded unless this statement | ent is signed and items 1-25 are accurately completed. | |
|---|---|-------------|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed 7 Day 3 V2 2023 4 Date of Deed 8 Day 9 V2 2023 | |
| WEBSTER - 91 | Mo. Day 11. No. Day 17. | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) | |
| Roger L. Bohrer and Lila J. Bohrer | Black Hills Nebras Ka Gas | |
| Street or Other Mailing Address 341 W 10th Avenue | Street or Other Mailing Address P O Box 20 | |
| City State Zip Code NE 68970 | | 709 |
| Phone Number (402) 746-4618 | | No No |
| Еmail 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. | |
| · · · · · · · · · · · · · · · · · · · | B) Property Type (C) | |
| | ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile F ☐ Mineral Interests-Producing ☐ Exempt | Home |
| | and Contract/Memo Partition Sheriff Other | |
| | ease Personal Rep. Trust/Trustee fineral Quit Claim Warranty | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 | closure Irrevocable Trust Revocable Trust Transfer on Death | |
| Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary ntor Trust Partition Satisfaction of Contract Other (Explain) clear title | e |
| 11 Was ownership transferred in full? (If No, explain the division.) V Yes | 12 Was real estate purchased for same use? (If No, state the intended | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re | | |
| | Partnership, or LLC Self Other | |
| Brothers and Sisters Grandparent | s and Grandchild Spouse | |
| Ex-spouse Parents and | Child Step-parent and Step-child | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | |
| \$2,535 16 Does this conveyance divide a current parcel of land? | Yes V No \$% | |
| Yes No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the n of the agent or title company contact.) Ves Southern Title, LLC | No |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | |
| Ag Land | Grantee | |
| 18a 🗸 No address assigned 18b 🗸 Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) | | |
| See Attached | | |
| | | |
| i +~ | - | |
| 21 If agricultural, list total number of acres transferred in this transaction | · | |
| 22 Total purchase price, including any liabilities assumed | | 00 |
| 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see | S | |
| | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | | |
| correct, and that I am duly authorized to sign this statement. | ent and that it is, to the best of my knowledge and belief, true, complete, and | |
| Teresa Theobald | (402) 746-22 | 246 |
| Sign Print or Type Name of Grantee or Authorized Representative | Phone Number 7/3 /202 | 2 |
| The most | Title Date | <u> </u> |
| licic | | |
| Register of Deed's Use 0 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | Prily For Dept. Use On 28 Recording Data | nly |
| Mo. 1 Day 3 yr. 23 \$ Example #14 | BK2003, Pa 1277 | |
| Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 | Authorized by Neb. Rev. Stat. §§ 76-214, 77-13 | 327(2) |

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.

| State of Nebraska Sss. 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 253:54 |
| o'clock P.M. Recorded in Book |
| on Page 1272 |
| Abbey Horio County Clerk |
| 510.00 All Deputy |
| IndCompAssessorCarded |
| Return to: |
| Southarn Title IIC |

NEBRASKA DOCUMENTARY

P O Box 221 Red Cloud, NE 68970

OUITCLAIM DEED

Roger L. Bohrer and Lila J. Bohrer, husband and wife, Grantors, for no consideration, convey to Grantee, Black Hills Nebraska Gas, LLC, a Delaware limited liability company, 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 (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.

| Executed Viene 9 | , 2023. |
|-----------------------------|---|
| Roger L. Bohrer | Lila J. Bohrer |
| STATE OF NEBRASKA |) |
| COUNTY OF WEBSTER |) ss.) |
| The foregoing instrument wa | as acknowledged before me on $\rightarrow \omega \sim 9$, 2023 |

by Roger L. Bohrer and Lila J. Bohrer, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Ве | ook | Pag | е | Sale Date School District Code | | | | | | | | | | | | | | | | | | |
|---------------|----------|----------|------------|--------|--------------------------------|-------|-------------|--------|-----|-----|----------------------------------|---------------|--|------------|---------|-------------|---------------|----------|---------|----------------|-------|--|--|
| 91 | 20 | 23 | 127 | 2 | 7 | /3, | /2023 | Base: | 91 | L-0 | 002 | | Aff | iliate | d: | | Į | Jnif | ied: | | | | |
| Location | ID | Sale | Number | | Useab | ility | & Code# | | | | | | | Pai | rcel N | vumber | | | | | | | |
| 0001805 | 500 | | 183 | | 4 | | 11 | GeoCde | | Twn | Rr | g | Se | ct | Qrt | Subdiv | Ar | ea | Blk | P | arcel | | |
| | D | ate of S | ale Assess | sed V | alue | | | 4371 | | 2 | 1 | 11 36 2 | | | | 00000 | | | 000 | | 000 | | |
| Land | Į | Imp | rovemen | ts | | T | otal | | |] | Date (| of S | ale | Pro | perty | catio | ation Code | | | | | | |
| | 605 | | 2,1 | 90 | 90 2,795 | | | Statu | S | Pı | operty | Туј | ъе | Zoning | | Locatio | ion City Si | | y Size | ze Parcel Size | | | |
| Assessor Lo | cation: | RED | CLOUD | (RC |) | | | A) 1 | | В) | 1 | 0 | | C) | 4 | D) 1 |] | E) | 6 | F) | 1 | | |
| | | | | | | | Residentia | | | | | | ! | | · | Comme | rcia | ĺ | | • • | | | |
| | Mul | tiple Im | provement | s: M | ultiple. Ir | nprov | ements.: | | | | Multiple. Improvements.: | | | | | | | | | | | | |
| | | Constr | uction Dat | e: Co | onstructio | n Dat | te: | | | | Const | ructi | ion D | Date: | | 1950 | • | | | | | | |
| | | | Floo | r: Flo | oor Sq. F | t. : | | | | | Floor | Sq. : | Ft. : | | | 320 | | | | | | | |
| | | Buildin | g Cost Ne | w: Co | ost : | | | | | | Cost : | | | | 13 | 3,045 | | | | | | | |
| Single Family | Style: | | | R | esidenti | al C | ondition: | | | | Com | mei | cial | Occ | upano | y Code: | | | | | | | |
| (100) 🗆 Mo | bile Hon | ne | | (1 | 10) 🗆 | W | orn Out | | | | Prima | ary: | 58 | 85 | Ot | her1: | | C | Other2: | | | | |
| (101) 🗆 One | e Story | | | (2 | 20) 🗆 | Ba | dly Wom | | | | Commercial Construction Class: 5 | | | | | | | | | | | | |
| (102) 🗆 Two | o Story | | _ | (3 | (30) Average | | | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) 🗆 Spl | it Level | | | (4 | 10) 🗆 | Go | ood | | | | (2) | | Re | infor | ced C | oncrete Fr | ame | | | | | | |
| (104) 🗆 11/ | 2 Story | | 50) 🗆 | Ve | ту Good | | | | (3) | | Ma | asonr | y Bea | ring Walls | | | | | | | | | |
| (111) □ Bi-l | Level | | | (6 | 60) 🗆 | Ex | cellent | | | | (4) | | W | ood c | or Stee | el Framed l | Ext. | Wall | s | | | | |
| (106) □ Oth | ier | | | | (5) 9 | | | | | | | | Ме | etal F | rame : | and Walls | | | | | | | |
| Townhouse or | r Duplex | Style: | | Re | Residential Quality: | | | | | | | | Po | le Fra | ame | | | | | | | | |
| (301) 🗆 One | e Story | | | (1 | (10) □ Low | | | | | | | Cost Rank: 20 | | | | | | litio | n: 30 | | | | |
| (302) 🗆 Two | o Story | | | (2 | (0) | Fai | I | | | | (10) | | Lo | w | | 1 | (10) | | Worn | Out | | | |
| (307) 🗆 1 1/ | 2 Story | | | (3 | 30) 🗆 | Av | erage | | | | (20) | * | Av | erage | ; | | (20) | | Badly ' | Worr | 1 | | |
| (308) □ Spli | | | | (4 | 10) 🗆 | Go | od | | | | (30) | | Ab | ove 1 | Averaş | ge (| (30) | X | Averag | ge . | | | |
| (309) 🗆 21/ | | | | (5 | 0) 🗆 | Ve | ry Good | | | | (40) | | Hig | gh | | (| (40) □ Good | | | | | | |
| (304) 🗆 One | | | | (6 | 0) 🗆 | Exc | cellent | | | | | | | | | (| (50) | | Very C | lood | | | |
| (305) 🗆 Two | Story I | Duplex | | | | | y | **** | | | | | | ** | | (| (60) | | Excelle | nt | | | |
| Assessor's | | | | | | | : | | | | | | | | | | | | | | | | |
| Assessor Co | | | | Adjı | ıstmen | t: | | | | | | | | - | | | | | | | | | |
| QCD; CI | LEAR | TITLE | | | | | | | | | | | | | | | | | | | -4 | | |
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| <u> </u> | | | | | | | | | | | | | _ | | | | _ | | | | | | |
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| Comments f | nor | | | | | | | | | | | | | | | | | | | | | | |
| 0001805 | | | | | | | | | Co | mm | ents: | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | (Contin | nue on | back) | | |

NEBRASKA

Real Estate Transfer Statement

184

FORM **521**

ood Life. Great Service

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

| | The deed w | ill not be rec | orded | inless this | statem | ent is sig | ned and | items 1-25 | are accura | tely comp | oleted. | | |
|--|--------------------------------|--------------------|-------------|---------------------------|----------------------|---------------------|--|---------------|------------------------------------|-------------------------|--------------|-------------------------|----------|
| 1 County Name | THE GCCG W | 2 County Nur | | ancoo ano | <u> </u> | | of Sale/Tr | | | 4 Date of D | | | |
| | WEBST | | | ¥ | | Mo. | _7D | ay3 Y | r. 2023 | Mo6 | Day | 9 Yr. 2023 | |
| 5 Grantor's Name, A | | | rint) | an management of the same | | | | | , and Telepho | ne (Please | Print) | | |
| Grantor's Name (Selle | er) | | | | | Grante | e's Name | (Parvar) | Ka Gas | _ | | | - |
| Benjamin R. Ho Street or Other Mailing | | | | | | Street | or Other M | lailing Addre | <u>va Goes</u> | > | | • | |
| 406 E 7th Ave | | | | | | | Box 20 | lailing Addre | | | | | |
| City Red Cloud | | State NE | | Zip | Code 68970 | | id City | | | State SD | | Zip Code 577 | 09 No |
| Phone Number (402) 746-0433 | 3 | | | | | (402 | Number) 746-0 | 433 | Is the grantee If Yes, is the g | | | | No |
| Email Address n/a | | | | | | | Address | | | | | | |
| 7 Property Classific | ation Number. Ch | eck one box in | categori | ies A and B. | Check C | if propert | y is also a | mobile ho | me. | | | | |
| (A) Status | | | | | (| B) Prope | rty Type | | | | | (C) | |
| | Single Far | mily | Indus | | | _ | | s-Nonprodu | cing | State As | | Mobile Ho | me |
| Unimproved | Multi-Fam | - | | ultural | | Mine | ral Interest | s-Producing | | Exempt | | | |
| ☐ IOLL | Commerci | ial | Recre | eational | | | ./3.5 | | | Ob4# | | ** | |
| 8 Type of Deed Bill of Sale | Conservator Corrective | | L | Distributio Easement | | _and Contr _ease | act/Memo | Partitio | = | Sheriff Trust/Truste | | ther | _ |
| Cemetery | Death Certificat | e – Transfer on | L Death | Executor | | Jease Vineral | | Quit C | · = | Warranty | • | | |
| 9 Was transfer pa | | 10 Type of Tran | | Distribution | _ | eclosure | Irrevoc | able Trust | Revocable | | Trans | fer on Death | |
| kind exchange (I Exchange) by buye | I.R.C. § 1031 | Auction | | Easement | Gift | | Life Es | ate | Sale | | Trust | ee to Beneficiary | |
| | Seller V No | Court De | cree _ | Exchange | Gra | ntor Trust | Partitio | | Satisfaction | | _ | r (Explain) clear title | |
| 11 Was ownership tran | | No, explain the o | division.) | | | | 12 | | | d for same ι | ise? (If No, | state the intended (| use. |
| | No | | | | | | | ✓ Yes | No | | | | |
| 13 Was the transfer be | . — | • | | | - | • | | | • | г | | | |
| Yes✓ | · = | Uncle to Niece | or Nepne | _ | | , Partnersh | • | | ouse . | L | Other_ | | |
| | Ex-spor | rs and Sisters | | = | nopareni ents and | s and Gran | iacriiia | | p-parent and | Sten-child | | | |
| 14 What is the current | - | | | | onto ana | | s the mort | | ed? (If Yes, st | | unt and inte | erest rate) | |
| \$2,535 | mandr value of an | , 1000 b. obo. c.) | | | | - | Yes | ₩ No | \$ | | | | |
| 16 Does this conveyan | nce divide a current | parcel of land? | | | ~ | 17 Wa | s transfer | hrough a re | al estate agen | t or a title co | mpany? (If | Yes, include the na | me |
| | No | | | | | of t | he agent o | r title compa | any contact.) | ✓ Yes So | uthern Tit | le, LLC | No |
| 18 Address of Property | y . | | | | | | | dress of Per | son to Whom | the Tax Stat | ement Sho | uld be Sent | |
| Ag Land | | | | | | Gra | ntee | | | | | | |
| | | | | | | | | | | | | | |
| 18a 🗹 No address a | | ✓ Vacant land | | | | | | | | | | | |
| 20 Legal Description (| • | iges, if needed.) |) | | | | | | | | | | |
| See Attache | :a | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 21 If agricultural, list to | tal number of acres | transforred in t | hie transc | action | 1+ | _ | | | | | | | |
| 21 ii agriculturai, list to | tar number of acres | s transferred in t | IIIS LIGITS | | _5 | | | | | | | | |
| 22 Total purchase p | orice, including ar | ny liabilities as | ssumed | | | | | | | 22 | | o <mark>.</mark> 00 | 0 |
| 23 Was non-real pro | | • | | | | | | | | \$ | | | |
| ∐ Yes 🛂 N | No (If Yes, enter d | ollar amount a | ınd attac | h itemized l | ist.) (<u>se</u> | e instruc | tions) | | · · · · · · · · · · · · | 23 | | | |
| 24 Adjusted purcha | se price paid for | real estate (lir | ne 22 mi | inus line 23) | | . <i></i> | | | | 24 | | 0100 |) |
| 25 If this transfer is | exempt from the | documentary | stamp t | tax. list the e | exempti | on numbe | r 4 | | | | | | |
| | nder penalties of | | | | | | | the best of | my knowledge | and belief, | true, comp | olete, and | |
| | and that I am duly sa Theobald | authorized to si | gn this st | atement. | | | | | | | | (402) 746-22 | 16 |
| | Type Name of Gra | nton of Authoris | hd Dánra | acontotivo - | | | ···· · · · · · · · · · · · · · · · · · | | | ····· | | Phone Number | 40 |
| sign | Type Name of Gra | intee of Autroniz | eu nepre | Semante | | | 7:41 | - N | 4.2 | | | 7/ 3 /2023 | ţ |
| | ure of Grantee or Au | uthorized Repre | sentative | | | Title | 1111 | e He | 1exu | | | Date | |
| here ' signation | | | | | | | | | | | γ | | |
| 26 Date Dani Dani S | .d | 27 \/cl f C' | | ter of Deed | | | erdin - D | | | | | For Dept. Use On | ły |
| 26 Date Deed Recorde | 2 コス | 27 Value of Sta | anh ot Ex | L LII | 1 | 20 Her | ording Da | S |), 1~ | 2 | | | |
| Mo Day Nebraska Department of Re | | * EXE | cuth | 144 | - | $\perp D$ | $-\infty$ | PS, P | yla K | Authorize d | by Nob. Pari | Stat. §§ 76-214, 77-132 | 07(0) |
| Form No. 96-269-2008 10-2 | | 96-269-2008 Rev | 6-2019 | | | | | | .) | Auurorized | by Neb. nev. | Jac 98 10-214, 11-132 | -1 (2 |

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.

State of Nebroska

County of Websex

numerical indovard filed for reard in the

Clerk's office of Said County this 3rday

of July Ad., 2023 at 3:51

o'clock P. M. Recorded in Book 2028

on Page 1273

ANDON HONO County Clerk

\$10.00 Assessi Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-3-2023
\$eixempt*44 By Odd

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

QUITCLAIM DEED

Benjamin R. Hobbs, a single person, Grantor, for no consideration, conveys to Grantee, Black Hills Nebraska Gas, LLC, a Delaware limited liability company, 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 (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.

| subject to county road right of way. |
|--|
| Executed June 9, 2023. |
| Benjamin R. Hobbs |
| STATE OF NEBRASKA) |
| COUNTY OF WEBSTER) ss. |
| The foregoing instrument was acknowledged before me on the part of |
| GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025 Notary Public |

Residential & Commercial Sales Worksheet

| Cnty No. | Bo | ok | Page | | | Sale | Date | School District Code | | | | | | | | | | | | | | |
|-------------------------|---------|-------------|--------------|---|--|-------|------------------------------------|----------------------|---------------|---------------|---|----------------------------------|-------------|----------|-------------|------------------------|----|----------------|--------------|--|--|--|
| 91 | 20 | 23 | 1273 | 3 7/3/2023 | | | Base: 91-0002 Affiliated: Unified: | | | | | | | | | 2 Affiliated: Unified: | | | | | | |
| Location | D | Sale | Number | Į | Jseabi | lity | & Code# | | | | | | Pa | rcel N | Vumber | | | | | | | |
| 0001805 | 500 | - | 184 | | 4 | | 11 | GeoCde | Т | wn | Rng | Se | ect | Qrt | Subdiv | Aı | ea | Blk | Parcel | | | |
| , | D | ate of S | ale Assessec | l Va | lue | | | 4371 | | 2 | 11 | 3 | 6 | 2 | 00000 | | | 000 | 0000 | | | |
| Land | | Imp | rovements | Total | | | | | | Da | te of | Sale | Pro | perty | Classific | | | | | | | |
| | 605 | | 2,19 | 90 2,795 | | | Status | | Prop | erty Ty | ре | pe Zoning | | Location | | City Size Pa | | Parcel Size | | | | |
| Assessor Lo | cation: | RED | CLOUD (I | (RC) | | | | A) 1 | Ī | B) | 10 | | C) 4 | | D) 1 | E) 6 | | 6 | F) 1 | | | |
| | | | | | | | Residential | | · · · · · · · | | Commercial | | | | | | | | | | | |
| | Mul | tiple Im | provements: | Multiple. Improvements. : | | | | | | | | Multiple. Improvements.: | | | | | | | | | | |
| | | Constr | uction Date: | Con | structio | n Dat | e: | | | С | onstruc | tion I | Date: | : | 1950 | | | | | | | |
| | | | Floor: | Floo | or Sq. F | t. : | | | | F. | oor Sq. | Ft. : | | | 320 | | | | | | | |
| | | Buildin | g Cost New: | Cos | t: | | | | | c | ost: | | | 13 | ,045 | | | | | | | |
| Single Family | | | | Res | sidenti | al Co | ondition: | | | | | | | cupano | y Code: | | | | | | | |
| (100) □ Mo | | ne | | |)) 🗆 | | orn Out | | | | rimary | | | | herl: | | (| Other2: | | | | |
| (101) 🗆 One | | | | (20) □ Badly Worn | | | | | | | | Commercial Construction Class: 5 | | | | | | | | | | |
| (102) 🗆 Tw | | | | (30) Average | | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | | |
| (103) 🗆 Spl | | | | (40 | | Go | | | | _ (| | | | | oncrete Fra | me | | | | | | |
| (104) 🗆 1 1/ | | | | • |) 🗆 | | ry Good | | | | | | | | ring Walls | | | | | | | |
| (111) Bi-l | | | | (60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls (5) ★ Metal Frame and Walls | | | | | | | | | | | | | | | | | | |
| (106) □ Oth | | ~ | | D. I. C. I.C. | | | | | | | | | | | and Walls | | | | | | | |
| Townhouse or | | Style: | | Residential Quality: | | | | | | | (6) ☐ Pole Frame Cost Rank: 20 Condition | | | | | | | | | | | |
| (301) □ One | | | | |) 🗆 | Lov | | - | | | | | | , | | | | n: 30 | | | | |
| (302) Two | | | | (20 | · | Fai | | | | - | | Lo | | | | 10) | | Wom | | | | |
| (308) Spli | | - | | (30 |) <u> </u> | God | erage | | _ | | | | летад | | | 20) | | Badly | | | | |
| (309) \(\sigma \) 2 1/ | | | | (50 | | | ry Good | | | \rightarrow | 30) 🗆 40) 🗆 | | | Averag | | 30) | | Averag | re | | | |
| (304) One | |)ıınlex | _ | | | | ellent | | | - (| +0) LI | LII | gir | | | 40) 50) | | Good Very C | boo! | | | |
| (305) Two | | | | (00 | <i>,</i> | LAN | ZCHCIII | | | | | | - | | | 60) | | Excelle | | | | |
| Assessor's | | | to Solo Di | mi a a | \(\frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2 | . \ | | | | | | | | | (| 00) | | EXCER | | | | |
| Assessor Co | | | | | • | | • | | | | - | | | | | | | | | | | |
| QCD; CI | | | | <u></u> | | | | | - | | | | | | | | | | | | | |
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| Comments f | | | | | | | | (| Con | ımer | ts: | | | | 7.0 | | | | | | | |
| 0001805 | 500 | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | (Conti | nue on back) | | | |
| | | | | | | | | | | | | | | | | | | (COIILII | me off dack) | | | |

Good Life. Great Service.

Real Estate Transfer Statement

FORM

DEPARTMENT OF REVENUE

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

| The deed will not be recorded unless this stateme | nt is signed and items 1-25 are accurately completed. |
|---|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed |
| WEBSTER - 91 | Mo. 7 Day 3 Yr. 2023 Mo. 6 Day 22 Yr. 2023 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Black Hills Nebraska Gas, LLC frmly Source Gas Distributiom | Grantee's Name (Buyer) Benjamin R. Hobbs |
| Street Pro 3 7 Adjress 20 | Street or Other Mailing Address 406 E 7th Avenue |
| City Rapid City States 5709 | City State Zip Code Red Cloud NE 68970 |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organization? Yes No |
| Email Address | (402) 746-0433 If Yes, is the grantee a 509(a) foundation? Yes No |
| n/a | Email Address n/a |
| 7 Property Classification Number. Check one box in categories A and B. Check C i | |
| | Property Type (C) |
| Improved Single Family Industrial Unimproved Multi-Family Agricultural | Mineral Interests-Nonproducing State Assessed Mobile Home |
| Unimproved Multi-Family Agricultural IOLL Recreational | Mineral Interests-Producing Exempt |
| | and Contract/Memo Partition Sheriff Other Pump house |
| | Personal Rep. Trust/Trustee |
| | neral Quit Claim Warranty |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fored | losure Irrevocable Trust Revocable Trust Transfer on Death |
| kind exchange (I.R.C. § 1031 | Life Estate Sale Trustee to Beneficiary |
| | or Trust Partition Satisfaction of Contract Other (Explain) correct legal |
| 11 Was ownership transferred in full? (If No, explain the division.) V Yes No | 12 Was real estate purchased for same use? (If No, state the intended use.) |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | |
| | Partnership, or LLC Self Other |
| | and Grandchild Spouse |
| Ex-spouse Parents and C | ^ |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) |
| \$ 2005 ² | ☐Yes 🔽 No · \$ % |
| 16 Does this conveyance divide a current parcel of land? V 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.) ves Southern Title, LLC No |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| n/a | Grantee |
| | |
| 18a V 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 | 5 |
| 21 in agricultural, list total humber of acres transferred in this transaction/ | , |
| 22 Total purchase price, including any liabilities assumed | |
| 23 Was non-real property included in the purchase? | 5 |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see | Instructions) |
| ${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) \ldots | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | number 4 |
| | nt and that it is, to the best of my knowledge and belief, true, complete, and |
| correct, and that I am duly authorized to sign this statement. | |
| Teresa Theobald Print or type Name of Grantee of Authorized Representative. | (402) 746-2246 |
| sign Finition and evaluation of Grantee or Authorized Representative | Title Agent Phone Number 7/2/2023 |
| hara Signature of Grantee or Authorized Hepresentative | Title Date |
| Here / | |
| Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | |
| 7 3 32 8 2000001111 | 28 Recording Data |
| Mo Day Yr. \(\rightarrow\) \(\right | prabo, ty la 14 |
| | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) |

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

Entered on the
numerical index and filed for record in the
Clerk's office of said county this Aday
of Lalia A.D., 2003 at 4:50
o'clock A.M. Recorded in Book C.D.
on Page 1374

Abboat A.D. County Cierk
Abboat A.S. Deputy

Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-3-203
\$2xemp H By ON

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

QUITCLAIM DEED

Black Hills Nebraska Gas, LLC, a Delaware limited liability company, successor in interest by merger with Source Gas Distribution, LLC, a Delaware limited liability company, Grantor, for no consideration, conveys to Grantee, Benjamin R. Hobbs, 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 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°26′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

Executed June 22, 2023.

Black Hills Nebraska Gas, LLC, a Delaware limited liability company

BY: Randal G. Harris, Director of Land

STATE OF South Dakota) ss.

The foregoing instrument was acknowledged before me on June 22, 2023 by Randal G Harris, Director of Land, Black Hills Nebraska Gas, LLC, a Delaware limited liability company.

JEANETTE LUNDQUIST
NOTARY PUBLIC
State of South Dakota

ary Public Expires! 4-20-2029

Agricultural Land Sales Worksheet

| Cnty No. | Ве | ok | Page | Sale | e Date | School District Code | | | | | | | | | | | | |
|----------------------------|--------------|-----------------------------------|--------------|--|---------|---------------------------|-----------|-----------|--------------------|----------------------------------|----------|------|--------|------|---------|--|--|--|
| 91 | 20 | 23 | 1274 | 7/3, | /2023 | Base: 9 | 91-00 | 02 | Affi | iated: | | Unif | ied: | | | | | |
| Location | \mathbf{D} | Sale | Number | Useability | & Code# | | | | | Parcel N | Jumber | | | | | | | |
| 0019164 | 103 | : | 185 | 4 | 11 | GeoCde | Twn | Rng | Sec | t Qrt | Subdiv | Area | Blk | Pa | arcel | | | |
| | D | ate of S | ale Assessed | Value | | 4371 | | | 36 | 2 | 00000 | 1 | 000 | 00 | 000 | | | |
| Land | | Imp | rovements | T | otal | | D | ate of | Sale | ale Property Classification Code | | | | | | | | |
| 53 | ,045 | | | | 53,045 | Status | Prop | erty Ty | ре | Zoning | Location | Cit | y Size | Parc | el Size | | | |
| | | Irrigation Type: OTHER IRRIGATION | | | | A) 2 | B) | 05 | | c) 5 | D) 2 | E) | 5 | F) | 8 | | | |
| LCG | | | ACRES: | VAI | UE: | | LCG | | | ACR | ES: | | VAL | UE: | | | | |
| IRRIGATE | D 1A1 | | | | * | GR | ASSLA | ND 10 | G1 | | | | | | | | | |
| | 1A | <u> </u> | | | | | | 1 | ιG | | | | | | | | | |
| | 2A1 | | | | | | | 20 | G1 | | | | | | | | | |
| | 2A | <u> </u> | | | | | | 2 | 2G | | | | | | | | | |
| | 3A1 | | | | | | | 30 | G1 | | | | | | | | | |
| | 3A | | | | | | | 3 | 3G | | | | | | | | | |
| | 4A1 | | | | | | | 40 | Gl | | | | | | | | | |
| , - | 4A | | | | | | | 2 | #G | | 2.620 | | | 1, | 310 | | | |
| DRYLANI |) 1D1 | | | | | S | Shelterbe | lt/Timb | er | | | | | | | | | |
| | 1D | | 12.150 | | 31,590 | | _ | Accretic | on | | | | | | | | | |
| | 2D1 | | 1.410 | | 3,665 | | | Was | ste | | | | | | | | | |
| | 2D | | | | | | | Oth | ег | | | | | | | | | |
| | 3D1 | ļ | | | | $\mathbf{AG}\ \mathbf{L}$ | AND I | COTA | L | 2 | 6.290 | | | 53, | 045 | | | |
| | 3 D | | | | | | | Roa | ds | | | | | | | | | |
| | 4D1 | | | | | | F | arm Sit | es | | | | | | | | | |
| CISCR S-CONTRACTOR SERVICE | 4D | | 10.110 | DOMAN STREET | 16,480 | | Н | ome Sit | es | | | | | | | | | |
| | | | | A SECTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSO | | | R | ecreation | on | | | | | | | | | |
| | wellings | | | _ | | _:-:- | | Oth | | | | | | | | | | |
| Outb | uildings | | | | | Nor | ı-AG T | OTA | $\mathbf{L} \Big $ | | | | | | | | | |

| 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) |

3520

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

184

FORM **521**

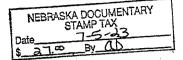
To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number.

| | | | ment and identity the applicable item | | | | |
|---|--|---|---|---|---------------------------------|--|--|
| | | is statemen | t is signed and items 1-25 are accurat | | | | |
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer 4 Date of Deed | | | | | |
| | | Mo. 7 Day 5 Yr. 23 Mo. 6 Day 28 Yr. 23 | | | | | |
| 5 Grantor's Name, Address, and Grantor's Name (Seller) | nd Telephone (Please Print) | | 6 Grantee's Name, Address, and Telephon | e (Please Print) | | | |
| Adam K Vetter | | | Grantee's Name (Buyer) High Flow Partnership | | | | |
| Street or Other Mailing Address 546 Elm St | - | Zip Code | Street or Other Mailing Address 309 N Broadwell | | | | |
| Red Cloud | State Z NE | Grand Island | State NE | Zip Code 68803 | | | |
| Phone Number (308) 470-0146 | | | | a 501(c)(3) organiz antee a 509(a) fou | | | |
| Email Address | | | Email Address | | | | |
| 7 Property Classification Num | mber. Check one box in categories A and E | B. Check C if | property is also a mobile home. | | | | |
| (A) Status | | (B) | Property Type | | (C) | | |
| ✓ Improved ✓ S | Single Family Industrial | | Mineral Interests-Nonproducing | State Assessed | Mobile Home | | |
| | Multi-Family Agricultural | | Mineral Interests-Producing | Exempt | | | |
| | Commercial Recreational | | | | | | |
| 8 Type of Deed Conser | | | | heriff | Other | | |
| Bill of Sale Correct Cemetery Death | | = | | rust/Trustee | | | |
| 9 Was transfer part of IRS | | | | /arranty | | | |
| kind exchange (I.R.C. § 10: | 31 - | | | | ansfer on Death | | |
| Exchange) by buyer or seller Buyer Seller | | | Life Estate ✓ Sale r Trust Partition Satisfaction o | | ustee to Beneficiary | | |
| 11 Was ownership transferred in | | Granto | 12 Was real estate purchased | | her (Explain) | | |
| ✓ Yes No | | | | | | | |
| | atives, or if to a trustee, are the trustor and be | eneficiary relat | tives? (If Yes, check the appropriate box.) | | | | |
| Yes ✓No | | amily Corp., P | artnership, or LLC Self | Othe | er | | |
| | | | nd Grandchild Spouse | | | | |
| | | arents and Ch | ild Step-parent and St | ep-child | | | |
| 14 What is the current market val | ue of the real property? | | 15 Was the mortgage assumed? (If Yes, state | | nterest rate.) | | |
| \$6,950 16 Does this conveyance divide a | ourrent pareal of land? | | | | % | | |
| Yes No | current parcer or land: | | 17 Was transfer through a real estate agent of the agent or title company contact.) | or a title company? 7 vec | (If Yes, include the name | | |
| 18 Address of Property | | | 19 Name and Address of Person to Whom the | | | | |
| 538 N Elm St | | | Same as Grantee | | nodia po com | | |
| Red Cloud, NE 68970 | _ | | | | | | |
| 18a No address assigned | 18b Vacant land | | | | | | |
| 20 Legal Description (Attach addit | tional pages, if needed.) | - | | | | | |
| See Attached | | | | | | | |
| | | | | | | | |
| 21 If agricultural list tatal acceptant | | | | | | | |
| 21 ii agriculturai, list total number | of acres transferred in this transaction | | | | | | |
| 22 Total purchase price, inclu | iding any liabilities assumed | | | 22 \$ | 12,000,00 | | |
| 23 Was non-real property inclu | | | | \$ | 12,000,00 | | |
| ☐ Yes ☑ No (If Yes , e | enter dollar amount and attach itemized | l list.) (<u>see ir</u> | nstructions) | | 0,00 | | |
| 24 Adjusted purchase price p | aid for real estate (line 22 minus line 23 | 3) | | 24 | 12,000,00 | | |
| 25 If this transfer is exempt fr | om the documentary stamp tax, list the | exemption i | number | | | | |
| Under penal | ties of law, I declare that I have examined | this statemen | t and that it is, to the best of my knowledge a | nd belief, true, co | mplete, and | | |
| Kory McCrac | am duly authorized to sign this statement. | | | | (402) 746 2612 | | |
| Print or Type Name | e of Grantee or Authorized Representative | | | | (402) 746-3613 Phone Number | | |
| sign | -1 | | Attorney | | (1201)3 | | |
| here Signature of Grant | ee or Authorized Representative | T | itle | | Date | | |
| | Register of Deed | d's Use Onl | у | | For Dept. Use Only | | |
| 26 Date Deed Recorded | 27 Value of Stamp or Exempt Numb | | 28 Recording Data | | , | | |
| | \$ a7.00 | | BK2023 Ha 1275 | | | | |
| Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Sup | persedes 96-269-2008 Rev. 6-2019 | | 1) | Authorized by Neb. Re | ev. Stat. §§ 76-214, 77-1327(2) | | |

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 day of 100 A.D., 20 3 at 11:39 o'clock a M. Recorded in Book 20 23 on Page 12 County Clerk 10.00 Assessor Carded



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.

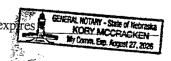
Executed June 27, 2023.

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. 6



Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | | 3 | Sale I | Date | School District Code | | | | | | | | | | | | |
|------------------------------|-----------------|-----------------------|---|---|------------------|--------|------------|----------------------|---------------|--------|---|-------|--------|---------------------|-------|----------|------|------------------|-------|----------|
| 91 | 20 | 23 | 1275 | | 7, | /5/2 | 2023 | Base: 91-0 | | | O002 Affiliated: Unified: | | | | | | | | | |
| Location | ID | Sale | Number | Useability & Code # | | | | | Parcel Number | | | | | | | | | | | |
| 0001203 | 300 | : | 186 | | 44 | | GeoCde | Tv | vn i | Rng | Se | ect | Qrt | Su | ubdiv | Area | Blk | P | arcel | |
| | D | ate of S | ale Assesse | d Va | alue | | | 4371 | | | | 0 | 0 | 0 | 10 | 0015 | | 002 | 0 | 000 |
| Land | | Imp | rovements | | | Tota | al | | | Date | Date of Sale Property Classification Code | | | | | | | | | |
| 1 | ,640 | | 5,31 | .0 | 0 6,950 Sta | | | Status | | Proper | roperty Type Zoni | | | ning | I | Location | Cit | City Size Parcel | | cel Size |
| Assessor Lo | cation: | RED | CLOUD (| RC) | ű. | | | A) 1 | H | 3) | 01 | | C) | 1 | D | 0) 1 | E) | 6 | F) | 2 |
| | | | | | | R | esidential | | The state of | | Commercial | | | | | | | | | |
| | Mul | tiple Im _l | provements | : Mu | ltiple. Im | proven | nents.: | | | Mu | Multiple. Improvements. : | | | | | | | | | |
| | | Constr | uction Date | Cor | nstruction | Date : | 19 | 00 | | Cor | nstruct | ion D | Date : | | | | | | | |
| | | | Floor | Flo | or Sq. Ft. | | 1,9 | | | Floo | or Sq. | Ft.: | | | | | | | | |
| | | Buildin | g Cost New | Cos | st: | | 158,9 | 85 | | Cos | Cost : | | | | | | | | | |
| Single Family | Style: | 104 | | Re | sidentia | al Con | dition: 10 | ס | | Co | Commercial Occupancy Code: | | | | | | | | | |
| (100) □ Mo | bile Hon | ne | | (10 | 0) 🗷 | Worr | ı Out | | | Prin | Primary: Other1: Other2: | | | | | | | | | |
| (101) □ One | e Story | | | (20 | 0) 🗆 | Badly | Wom | | | Con | mmei | cial | l Cons | Construction Class: | | | | | | |
| (102) 🗆 Two | Story | | | (30 | 0) 🗆 | Avera | age | | | (1) | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | |
| (103) □ Spli | it Level | | | (40 | 0) 🗆 | Good | | | | (2) | (2) Reinforced Concrete Frame | | | | | | | | | |
| (104) 🛣 11/ | | | | (50 | (50) □ Very Good | | | | | (3) | (3) Masonry Bearing Walls | | | | | | | | | |
| | Level | | | (60 | 0) 🗆 | Excel | lent | | | (4) | (4) Uwood or Steel Framed Ext. Walls | | | | | | | | | |
| (106) □ Oth | | | | | | | | | | (5) | (5) Metal Frame and Walls | | | | | | | | | |
| Townhouse or | | Style: | | | | | lity: 30 | | | (6) | (6) Pole Frame | | | | | | | | | |
| (301) One | | | | |)) 🗆 | Low | | | | _ | Cost Rank: Condition: | | | | | | | | | |
| (302) Two | | | | (20 | | Fair | | | | _ | 0) 🗆 | | | | | (1 | - | Wom (| | |
| (307) 🗆 1 1/3 | | | | (30 | | Avera | | | | | 0) 🗆 | _ | | | | (2 | | Badly ' | | 1 |
| (308) Spli | | | | (40 | / | Good | | | | (30 | | | ove A | Averag | ge | (3 | | Averag | e | |
| (309) □ 2 1/2 (304) □ One | | nanlar. | | (50 | | Very | | | | (40 | 0) 🗆 | Hig | gh | | | (4 | | Good | | |
| (305) Two | | | | (60 |)) 🗆 | Excel | lent | | | - | | | | - | | (5 | | Very G | | |
| | | - | | - American | | | | | | | | - | | | ***** | (6 | 0) 🗆 | Excelle | nt | |
| Assessor's | | | | | ` | | | | | | | | | | | | | | | |
| Assessor Co | mments | and Re | eason for A | \dju: | stment | : | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | | | |
| | | | *************************************** | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | - | | | | | | | | | | |
| Comments for | rom | | | *************************************** | - | | | | omi | ments | | | - | - Andrewski | | | | | | |
| 0001203 | | | | | | | | | JUIII | ments | 5. | | | | | | | | | |
| No willties | | | | | | | | | | | | | | | | | | | | |
| | House Condemend | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | (Contin | ue on | back) |

NEBRASKA

Real Estate Transfer Statement

187

FORM **521**

Good Life. Great Service.

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

| DEPARTMENT OF REVENO | | | | | ment and identify | A TOTAL OF CHARGOS CONTRACTOR | | | | | |
|--|------------------------------|---------------------|---|--|--|---|--------------------------|--------------------------------------|--|--|--|
| | The deed | | | is statemer | nt is signed and ite | | | | | | |
| 1 County Name | [WED | 2 County N | umber | 7 | 3 Date of Sale/Trans | 75 | 4 Date of Deed | | | | |
| E Cuantavia Nama Ad | | STER - 91 | B. II | Mo. Day 28 Yr. 23 Mo. Day 28 Yr. 23 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | |
| 5 Grantor's Name, Add Grantor's Name (Seller | | epnone (Please | Print) | | Grantee's Name, A | | one (Please Prir | nt) | | | |
| High Flow Partn | ership | | | Andy Hernand | dez-Marcos and | d Donnis He | rnandez-Marcos | | | | |
| Street or Other Mailing 309 N Broadwel | Address | | | | Street or Other Maili 520 Kennedy | | | | | | |
| City Grand Island | | State NE | 8 | City Grand Island | | State NE | Zip Code 68803 | | | | |
| Phone Number (308) 267-3020 | | | | | Phone Number (308) 267-499 | Is the grante | e a 501(c)(3) org | | | | |
| Email Address | | | | | Email Address | il les, is the | grantee a 509(a) | ioundation: Tes Vivo | | | |
| 7 8 | | <u> </u> | | | | | | | | | |
| 7 Property Classificat | lon Number. | Sneck one box | in categories A and | | | obile home. | | (0) | | | |
| (A) Status √ Improved | [7] Single | Eamily | □ Industrial | (B | Property Type | La la casa al casa de la casa de | | (C) | | | |
| Unimproved | ✓ Single I | | Industrial Agricultural | L | Mineral Interests-N | , | State Asses | sed Mobile Home | | | |
| □ IOLL | Comme | | Recreational | L | Mineral Interests-Pr | roducing | Exempt | | | | |
| 8 Type of Deed | Conservator | i ciai | Distribu | ution Disc | nd Contract/Memo |] D1:1: |] Ob:# | | | | |
| Bill of Sale | Corrective | | Easem | = | = | Partition Personal Rep. | Sheriff Trust/Trustee | Other | | | |
| Cemetery | = | cate – Transfer or | | | neral | : : : | Warranty | | | | |
| 9 Was transfer part kind exchange (I.F | | 10 Type of Tra | | | | | A SECONOMICAL | Transfer on Death | | | |
| kind exchange (I.F Exchange) by buyer | I.C. § 1031 or seller? | Auction | | = | Life Estate | | | Trustee to Beneficiary | | | |
| | Seller ✓ No | Court D | ecree Exchange | Granto | or Trust Partition | | of Contract | Other (Explain) | | | |
| 11 Was ownership trans | ferred in full? (| | | | | | | (If No, state the intended use.) | | | |
| ✓ Yes | 10 | | | | | Yes No | | | | | |
| 13 Was the transfer betw | veen relatives, | or if to a trustee, | are the trustor and b | eneficiary rela | tives? (If Yes, check the | e appropriate box.) | | | | | |
| Yes ✓ No | o Aunt | or Uncle to Niec | e or Nephew 🔲 F | amily Corp., F | artnership, or LLC | Self | | Other | | | |
| | = | ners and Sisters | | arandparents a | and Grandchild | Spouse | | | | | |
| - | | pouse | | arents and Ch | ild | Step-parent and | Step-child | | | | |
| 14 What is the current m | arket value of | the real property | ? | | 15 Was the mortgage | - | tate the amount a | and interest rate.) | | | |
| \$2,540 | -15 A.A. | | | | | No \$ | | % | | | |
| 16 Does this conveyance ☐ Yes | | int parcel of land | | | 17 Was transfer through of the agent or title | ugh a real estate ager e company contact.) | | any? (If Yes, include the name | | | |
| 18 Address of Property | | | | | CAST/ | | Yes | No | | | |
| 822 N Cedar St | | | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee ◆ | | | | | | |
| Red Cloud, NE 689 |) 70 | | | | Same as Grante | ; C | | | | | |
| 18a No address assi | igned 18t | Vacant lar | nd | | | | | | | | |
| 20 Legal Description (Atta | ach additional | pages, if needed | .) | | | | | | | | |
| See Attached | | | | | 181 | | | | | | |
| oce Allacheu | | | | | | | | | | | |
| | | | | | | | | | | | |
| 21 If agricultural, list total | number of acr | es transferred in | this transaction | | · | | | | | | |
| 00 Tabal 1 1 | | | | | | | 1 1¢ | | | | |
| 22 Total purchase prio23 Was non-real prope | e, including | any liabilities a | ssumed | * * * * * * * * * * | | | 22 | 14,000 <mark>,</mark> 00 | | | |
| | | | | d list \ (soo ii | nstructions) | | \$ | 0,00 | | | |
| | | | | | | | 23 | | | | |
| 24 Adjusted purchase | price paid fo | r real estate (li | ine 22 minus line 2 | 23) | | | 24 | 14,000 00 | | | |
| 25 If this transfer is ex | cempt from th | ne documentar | y stamp tax, list the | e exemption | number | | | | | | |
| Unde | er penalties o | of law, I declare t | that I have examined | this statemer | t and that it is, to the | best of my knowledge | e and belief, true | , complete, and | | | |
| | d that I am dul 1cCracken | | ign this statement. | | | | | (400) 740 0040 | | | |
| Print or Tv | | | zed Representative | | | | | (402) 746-3613 Phone Number | | | |
| sign | 1 | | od rioprosemative | | | Attorney | | 7/c/2 | | | |
| | of Grantee or | Authorized Repre | esentative | | Title | | | $-\frac{1}{Date}$ | | | |
| 11010 | | | N Commence of the Commence of | | | | | 7 / | | | |
| 26 Date Deed Recorded_ | 1/ | 107 Volum of O | Register of Dee | | | | | For Dept. Use Only | | | |
| 7 < | A Z | | amp or Exempt Numi | per | 28 Recording Data | >P 17- | 1/ | | | | |
| Mo Day Nebraska Department of Reve | Yr. <u>~ ~ ~</u> | 1 4 D | | | Un audi | 3, ta 12 | 16 | | | | |
| Department of neve | ius | | | | | 1 | Authorized by Ne | eb. Rev. Stat. §§ 76-214, 77-1327(2) | | | |

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 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Say of July A.D., 20 33, at 11:34 o'clock A.M. Recorded in Book 20 3 on Page County for County Clerk A.D. Peputy Ind Comp Assessor Carded

| - 1 | |
|-----|-----------------------|
| i | NEBRASKA DOCUMENTARY |
| 1 | MEDUVOION DOCOMEMIARA |
| 1 | STAMP TAX |
| ŧ | |
| ł | Date |
| 1 | 6 31 60 3 41 |
| I | 9 31. 30 BV (T) |
| | |

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 2, 2023.

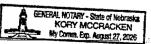
Stewart Ritter, Partner

Aleiandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 2, 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. | Во | ok | Pag | e | | Sale | e Date | | | | | School District Code | | | | | | | | | |
|-------------------------|-------------------|----------|-----------|-------|----------------------|-------|------------|-----|-------|-----|--------|---|------|---------------|----------|-------------|-----------------------------|----------|-------------------|----------|------|
| 91 | 20 | 23 | 127 | 6 | 7 | /5, | /2023 | Bas | se: ! | 91- | 0002 | 2 | Aff | iliate | d: | | U | nif | ied: | | |
| Location | ID | Sale | Number | | | | & Code# | | | | | | | Par | cel N | Number | | H-10-410 | | | |
| 0001258 | 300 | ; | 187 | | 1 | f | | Geo | Cde | Tw | vn I | n Rng Sect | | ct | Qrt | Subdiv | Are | ea | Blk | Par | cel |
| | D | ate of S | ale Asses | sed V | d Value | | | | 71 | | 00 0 1 | | | | | 10020 | | | 009 | 000 | 00 |
| Land | | Imp | rovemen | ts | s Total | | | | | | Date | Date of Sale Property Classification Co | | | | | | | Code | | |
| 1 | ,310 | | 8 | 375 | | | 2,185 | St | atus | | Proper | roperty Type Zoning | | | | | n | City | Size | Parcel | Size |
| Assessor Lo | cation: | RED | CLOUD | (RC |) | | | A) | 1 | E | 3) | 01 | | C) | 1 | D) 1 | Е | () | 6 | F) : | 1 |
| П | | | | | | | Residentia | ıl | | | | | | HILLONIA DATE | | Comme | rcial | | | | |
| | Mul | tiple Im | provemen | ts: M | ultiple. Ir | пргоч | rements.: | | | | Mul | ltiple. I | Impr | oveme | nts.: | | | | | | |
| | Construction Dat | | | | | n Dat | te: | | | | Con | structi | on D | Date : | | | | | | | |
| | Floo | | | | | t.: | | | | | Floo | or Sq. I | Ft.: | | | | | | | | |
| | Building Cost Nev | | | | | | | | | | Cos | t: | | | | | | | | | |
| Single Family | | | | R | esidenti | al C | ondition: | | | | Cor | mmer | cial | Occi | ıpano | y Code: | | | | | |
| (100) Mo | | ne | | (1 | 10) 🗆 | | orn Out | | | | Prir | nary: | | | Ot | herl: | | C | other2: | | |
| (101) 🗆 One | | | | (2 | 20) 🗆 | Ba | dly Worn | | | | Cor | Commercial Construction Class: | | | | | | | | | |
| (102) Two | | | | _ | (30) Average | | | | | | (1) | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | |
| (103) 🗆 Spl | | | | - | (40) Good | | | | | | (2) | | | | TED SAME | oncrete Fr | ame | | | | |
| (104) 🗆 11/ | | | | | (50) U Very Good | | | | | | (3) | | | | | ring Walls | | | | | |
| (111) Bi-I | | | | (6 | (60) Excellent | | | | | | (4) | | _ | - | | l Framed 1 | Ext. V | Vall | S | | |
| (106) □ Oth | | G. 1 | | - | Pasidential Quality | | | | | | (5) | | | | | and Walls | | | | | |
| Townhouse or | | Style: | | | Residential Quality: | | | | | | (6) | | _ | le Fra | me | | Condition | | | | |
| (301) □ One | | | | | (10) | | | | | | | Cost Rank: (10) Low | | | | | Condition: (10) □ Worn Out | | | | |
| (307) 🗆 11/ | | ***** | | _ | | | | | | | , | - | | | | | | | | | |
| (308) Spli | | | | | (0) (0) (0) | Go | erage | | | | (20) | | _ | егаде | | | | | Badly V | | |
| (309) \(\sigma \) 2 1/ | | | | - | 0) 🗆 | | ry Good | | | | (30) | | | ove A | verag | | | | Averag | e | |
| (304) One | | nıplex | | | 0) 🗆 | | cellent | | | | (40) |) 🗆 | ш | 311 | | | | _ | Good | | |
| (305) Two | | - | | (0 | 0) 🗀 | LAN | CHCIII | | | | | | | | | | | | Very G Excelle | | |
| Assessor's | | | to Sale | Pric | e (+ o | r _) | • | | | | 1 | | | | | | 00) | _ | EXCEILE | 111 | |
| Assessor Co | | | | | | , | • | | | | | | | | | | | | | | |
| JTWD | | | | | | | | | | | | | | | | | | | | | |
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| Comments f | | | | | | | | | (| omi | ments | s: | | | | | | | | | |
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| | | 1000 | | ١١١ | K KI | | 410 | | | | | | | | | | | | | | |
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72525

VEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

188

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. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed 11 WEBSTER - 91 Day _ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Katherine A. Fletcher, PR of the Estate of Shirley J. Grauer See attached Street or Other Mailing Address Street or Other Mailing Address 8953 Hillview Dr. City DeSoto Zip Code 66018 City State Zip Code Phone Number (913) 481-2323 Phone Number Is the grantee a 501(c)(3) organization? Nα Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Lease 7 Easement Trust/Trustee Personal Ben Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim Warranty 10 Type of Transfer Was transfer part of IRS like-✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller No Buyer 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.) ✓ 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$173,430 ∐ Yes **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 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 V 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 22 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 23 0100 24 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 7/11/2023 Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of July A.D., 2023, at 03:51 o'clock PM. Recorded in Book 2023 on Pages 1318-1319

2 Sind Lynder A

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 ½ SW ¼) 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.]

| Executed this July 11, 2023 | |
|--|---|
| | GRANTOR: |
| | Katherine A. Fletcher, Personal Representative of the Estate of Shirley J. Grauer |
| | ţ |
| STATE OF KANSAS)) ss. COUNTY OF Johnson) | |
| The foregoing instrument was ackno | overledged before me this |
| NOTARY PUBLIC - State of Kansas CHERIE MARIETTE BOHANON My Appt. Exp., 6 32 36 | Chui Maritle Bohanon Notary Public |

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | Sale | Date | | | | S | School District Code | | | | | | | | |
|----------|-----------|--------------|------------|------------|---------------|------------------|--------------------------|-----------|--------------|----------------------|-----------|-------------|------|-----------|-----|----------|--|--|
| 91 | 20 | 23 | 1318 | 7/11 | /2023 | Base: 0 | Base: 01-0123 Aff | | | | | | Unif | ied: | | | | |
| Location | D | Sale | Number | Useability | Parcel Number | | | | | | | | | | | | | |
| 0024002 | 200 | | 188 | 4 | 05 | GeoCde Twn Rng S | | | Se | ct Qı | t | Subdiv | Area | Blk | P | arcel | | |
| | ate of S | ale Assessed | Value | | 4247 | 3 | 12 | 5 | 3 | | 00000 | 1 | 000 | 01 | 000 | | | |
| Land | | Imp | provements | To | | D | ate of | Sale | Prope | rty | Classific | cation Code | | | | | | |
| 178 | ,640 | | | 1 | .78,640 | Status | Prop | erty Ty | ре | Zonir | ıg | Location | Cit | City Size | | cel Size | | |
| | | Irrigat | ion Type: | | | A) 2 | B) | 05 | | c) 5 | | D) 3 | E) | 0 | F) | 9 | | |
| LCG | | | ACRES: | VAL | UE: | | LCG | | | A | CR | ES: | | VAL | JE: | | | |
| IRRIGATE | D 1A1 | | | | · | GR | ASSLA | ND I | G1 | | | | | | | | | |
| | 1A | | | | | | |] | lG | | | | | | | | | |
| · | 2A1 | | | | | | | 20 | G1 | | | | , | | | · | | |
| 2.A | | | | | | | | 2 | 2G | | | | | | | | | |
| | 3A1 | | | | | | | 30 | G1 | | | | | | | | | |
| | 3A | - | | ; | | | | 3 | 3G | | | | | | | | | |
| | 4A1 | | | | | | | 40 | Gl | | | | | | | | | |
| | 4A | | | | | | | 4 | 1G | | | | | | | | | |
| DRYLANI |) 1D1 | | 1.150 | | 2,990 | 5 | Shelterbe | lt/Timb | ег | | | | | | | | | |
| | 1D | | 53.450 | 1 | 38,970 | | | Accretic | on | | | | | | | | | |
| | 2D1 | | | | | | | Was | ste | | | | | | | | | |
| | 2D | | | | | | | Oth | | ··v | | | | | | | | |
| | 3D1 | | 0.330 | | 755 | AG L | AND T | ГОТА | \mathbf{L} | | | 6.970 | | 1 | 78, | 640 | | |
| | 3D | : | | | | | | Roa | ds | | - 2 | 2.970 | | | | | | |
| · | 4D1 | | 8.880 | | 14,475 | | F | arm Sit | es | | | | | | | | | |
| | | | | 21,450 | | He | ome Sit | es | | | | | | | | | | |
| | 1900 | 100 | | 40.00 | | | R | ecreation | on | | | | | | | | | |
| | wellings | + | | | | | | Oth | | | | | | | | | | |
| Outh | ouildings | | | | | Nor | ı-AG T | OTA | \mathbf{L} | | 2 | 2.970 | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| Assessor's Adjustment to Sale Price (| (+ or -): | Total Re | capture Value: | | | | | | | | | |
|--|------------------|-------------|----------------|--------------------|--|--|--|--|--|--|--|--|
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | |
| DEED OF DISTRIBUTION BY PR; | TRANSFER BETWEEN | PARENT & CH | HILD | -1 | | | | | | | | |
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| Comments from | | Comments: | | | | | | | | | | |
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| | | | | (Continue on back) | | | | | | | | |

NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

FORM 521

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE · 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 2023 2023 WEBSTER - 91 Day Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Maudlin Investments, LLC Grantor's Name (Seller Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Ave Street or Other Mailing Address Red Cloud Zip Code 68970 Zip Code State V No V No Phone Number (402) 746-0433 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural ✓ Unimproved Mineral Interests-Producing Multi-Family Exempt Commercial IOLL Recreational 8 Type of Deed 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 Was transfer part of IRS like-Foreclosure 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Auction Easement Gift ✓ Sale Trustee to Beneficiary Buyer Seller No Exchange Court Decree 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.) No No commercial ✓ Yes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Brothers and Sisters Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$40,000 Yes No. 16 Does this conveyance divide a current parcel of land? 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 Estaate Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag land Grantee 18a V 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 40.000^l.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 40,000,00 24 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 7//2 /2023 Grantee Signature of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 28 Recording Data Value of Stamp or Exempt Number 26 Date Deed Recorded 90.00 BKaDa

Day

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 3ss. County of Webster_ Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day Tuly A.D., 2023, at 1:36 M. Recorded in Book 2023 on Page County Clerk Deputy Comp Assessor _Carded_ Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-12-23

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.

2 C D V

Benjamin R. Hobbs

STATE OF NEBRASKA)
COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on July $\stackrel{\textstyle <}{}$, 2023 by E Hobbs, a single person.

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

Notary Public

, 2023 by Benjamin R.

Residential & Commercial Sales Worksheet

| Cnty No. | Boo | k Page | | Sale Date | | | - 4 | | Sch | ool Dis | trict Cod | e | 7 | | | |
|-------------------|-----------|---------------------|------------|---------------------------------------|--|-----------------------------|--|-----------|--------|----------|-------------|---------|-------------|-------------|--|--|
| 91 | 202 | 3 1326 | 7 | Base: 91-0002 Affiliated: Unified: | | | | | | | | | | | | |
| Location | ID | Sale Number | Useab | ility & Code# | | ii | | | I | e in | | | | | | |
| 0001801 | 100 | 189 | 1 | GeoCde | Tw | vn Rng | | Sect | Qrt | Subdiv | Area | Blk | Parcel | | | |
| | Dat | e of Sale Assesse | d Value | 0000 | | | | 00 | 0 | 00000 | | 000 | 0000 | | | |
| Land | | Improvements | | Total | | Date of Sale Property Class | | | | | | | | | | |
| 10 | ,950 | | | Status | | Prope | roperty Type Zoning | | | Location | n Cit | ty Size | Parcel Size | | | |
| | | RED CLOUD (| RC) | 10,950 | A) 2 | _ | 3) | 03 | C | | D) 1 | E) | 7 | F) 4 | | |
| | | | · · | Residential | | | | - | - | | Commer | cial | -XIII | | | |
| | Multin | ole Improvements: | Multiple I | mprovements. : | | | M | ultiple I | norova | ements.: | | | | - Notes | | |
| | | Construction Date: | | | | | 1 | nstructio | • | | | | | | | |
| | | Floor: | | | | | | or Sq. F | | | | | | | | |
| | F | Building Cost New: | | | | | | | | | | | | | | |
| ingle Family | | - Louis Cost I town | | ial Condition: | | | Cost: | | | | | | | | | |
| 100) \square Mo | | | (10) | Worn Out | | | Commercial Occupancy Code: Primary: Other1: Other2: | | | | | | | | | |
| 101) 🗆 One | | | (20) | Commercial Construction Class: | | | | | | | | | | | | |
| 102) 🗆 Two | | | (30) | Badly Worn Average | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | | |
| 103) □ Spli | | | (40) | Good | | | (2 | | | | oncrete Fra | | | | | |
| 104) 🗆 11/ | | | | | | | | | | | | | | | | |
| 111) 🗆 Bi-I | | | (60) | | | | | | | | | | | | | |
| 106) 🗆 Oth | .er | | , , , | (5) | | | | | | | | | | | | |
| ownhouse or | Duplex S | tyle: | Resident | Residential Quality: (6) Pole Frame | | | | | | | | | | | | |
| 301) 🗆 One | Story | | (10) | Cost Rank: Condition: | | | | | | | - 74 | | | | | |
| 302) 🗆 Two | Story | | (20) | Fair | | | (10 | 0) 🗆 | Low | | (| 10) 🗆 | Worn | Out | | |
| 307) 🗆 11/ | 2 Story | | (30) | Average | | | (20 | 0) 🗆 | Avera | age | (| 20) 🗆 | Badly | Worn | | |
| 308) 🗆 Spli | t Level | | (40) | Good | | | (30 | 0) 🗆 | Abov | e Avera | ge (| 30) 🗆 | Averag | ge | | |
| 309) 🗆 21/3 | 2 Story | | (50) | Very Good | | | (40 | 0) 🗆 | High | | (| 40) 🗆 | Good | | | |
| 304) □ One | Story Dup | olex | (60) | | | 1.1 | | | (| 50) 🗆 | Very (| Good | | | | |
| 305) 🗆 Two | Story Du | plex | | | | | | | | | | 60) 🗆 | Excelle | ent | | |
| Assessor's | Adjust | ment to Sale P | rice (+ c | r-): | | | | | | | | | | | | |
| | | and Reason for A | | | | | | | - | | | | | | | |
| WD | | | 3 | | | | | | | | | | | | | |
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| Comments f | | | | | (| Comi | ment | ts: | | | | | | | | |
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| | | | J | | | | | | | | ** | | | 3 | | |
| | | | | | | | | | | | - | | /G !! | | | |

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

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

FORM 521

| The deed will not be recorded unless this s | statemen | nt is signed and iter | ms 1-25 are acc | urately completed. | <u> </u> |
|---|--------------------------|--|---|---|---|
| 1 County Name 2 County Number | | 3 Date of Sale/Transf | | 4 Date of Deed | |
| WEBSTER - 91 | | Mo. 6 Day | | | , <u>22</u> _{Yr.} <u>2023</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | | 6 Grantee's Name, A Grantee's Name (Buy | | hone (Please Print) | |
| Joseph D Stearns & Patricia L Stearns | | Barbara M Hué | ebner, Ttee o | f Joseph & Patri | cia Stearns Irrev |
| Street or Other Mailing Address 615 N Elm St. | | Street or Other Mailin Tr dtd 6.22.202 | ng Address 23; 615 N Elm | | |
| Red Cloud NE | Code 68970 | Red Cloud | | State NE | Zip Code 68970 |
| Phone Number (402) 660-4854 | | Phone Number (402) 660-4854 | | tee a 501(c)(3) organiza e grantee a 509(a) four | |
| Email Address N/A | | Email Address N/A | | | <u> </u> |
| 7 Property Classification Number. Check one box in categories A and B. C | Check C if | property is also a mo | bile home. | | |
| (A) Status | (B) | Property Type | | | (C) |
| ☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural | | Mineral Interests-No Mineral Interests-Pre | | State Assessed Exempt | Mobile Home |
| IOLL Commercial Recreational 8 Type of Deed Conservator Distribution | <u> </u> | 10 |] n | Jo. # F | |
| 8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death | Lar Lea | <u></u> | Partition Personal Rep. Quit Claim | Sheriff Trust/Trustee ✓ Warranty | Other |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution | Foreci | | , <u>, , , , , , , , , , , , , , , , , , </u> | | ansfer on Death |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement | Gift | Life Estate | Sale | | ustee to Beneficiary |
| Buyer Seller No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) | Granto | or Trust Partition | · · · · · · · · · · · · · · · · · · · | | her (Explain)lo, state the intended use.) |
| Yes Vo Grantors reserved a life estate | | □ | Yes V No_ | sed to same user (ii N | o, sale the intended use.) |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and benef | | | | | |
| | | artnership, or LLC | Self | U Othe | er |
| Parameter | uparents a nts and Ch | and Grandchild | Spouse Step-parent ar | od Cłon obild | |
| 14 What is the current market value of the real property? | | | | state the amount and i | ptamet mto \ |
| \$124,135 | | | No \$ | State of amount and i | merestrate.) |
| 16 Does this conveyance divide a current parcel of land? Yes No | | 17 Was transfer throu | т | \ | (If Yes, include the name |
| 18 Address of Property | | | | m the Tax Statement Si | No |
| 613 N Elm St., 615 N Elm St.; 617 N Elm St.; all in Red Cloud, NE 68970 | | Joseph & Patric 615 N Elm St. | | m are text enterioris es | nouse be delik |
| 18a No address assigned 18b Vacant land | | Red Cloud, NE | 68970 | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | |
| Lot Six (6), Seven (7), Eight (8), Nine (9) and the North Addition to Red Cloud, Webster County, Nebraska. SUBJECT TO a life estate reserved by Joseph D. Stear 1 If agricultural, list total number of acres transferred in this transaction | | | | k One (1), Smith | and Moore′s |
| 22 Total purchase price, including any liabilities assumed | | | | an \$ | |
| 23 Was non-real property included in the purchase? | | • | * | 22 ^ψ | <u>0'.00</u> |
| Yes No (If Yes, enter dollar amount and attach itemized lis | t.) (<u>see i</u> r | nstructions) | | 23 ^φ | O ₊ 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 ex | emption | number 19 | | | |
| consct, and that I am duly authorized to sign this statement. | statemen | it and that it is, to the b | best of my knowled | lge and belief, true, co | |
| Jerrod M. Gregg Print or Type Name of Grantee or Authorized Representative | | | | | (402) 496-3432 |
| sign Think of type daths of Changes of Auditolized Representative | | | Attorney | | Phone Number 7/13/2023 |
| here Signature of Authorized Representative | 7 | Title | | | Date |
| Register of Deed's | | | | | For Dept. Use Only |
| 26 Date Deed Recorded Mo. 1 Day 11 Yr. 23 | | 28 Recording Data BK 2023 | Pa 134 | ł l | |
| lebraska Department of Revenue | | 1).100-0 | 19 101 | ···· | ev. Stat. §§ 76-214, 77-1327(2) |



Certificate of Exemption – Deeds to Trustees • Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

| PROPERITY ASSESSMENT | x - Neb. Nev. Stat. 9 10-302 |
|--|---|
| SECT | TION 1 |
| Grantor of Instrument and Trust | |
| Joseph D. Steams as Patricia Grantee of Instrument (Trustee) | L. Steams |
| | |
| Barbara M. Huebner, Trustee | RELATIONSHIP TO GRANTOR |
| Darry D. Stearns | Child |
| Calen A. Steams | Child |
| Barbara M. Huebner | child |
| Abrian J. Steams | Child |
| SECT | TON 2 |
| Does a trust document exist which sets forth the grantor, the trus of the real property transfer? | |
| Check the exemption that would apply if the transfer was ma | ade directly from the grantor to the beneficiaries of the trust. |
| Deeds to property transferred by or to the U.S., the State of | f Nebraska, or any of their agencies or subdivisions. |
| Deeds which, without additional consideration, confirm, which do not extend or limit existing title or interest. | correct, modify, or supplement a deed previously recorded, but |
| Deeds without actual consideration between: husband and marriage); or parent and child. | wife; ex-spouses (conveying property acquired or held during the |
| corporation or interest in the partnership or LLC are owner member of that family, related to one another within the four spouses. No consideration is given other than the issuance of the family members or the return of the stock to the corpora in dissolution of the interest in the partnership or LLCs. To | imited liability company (LLC). All the shares of stock of the ed by members of a family, or a trust created for the benefit of a with degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to ation in partial or complete liquidation of the corporation or deeds a qualify for the exemption for family corporations, partnerships, a corporation or partnership and not in the name of the individual |
| Deeds of partition. | |
| Deeds made pursuant to mergers, consolidation, sales, or | transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before |
| Deeds made by a subsidiary corporation to its parent corpora of the subsidiary's stock. | ation for no consideration other than the cancellation or surrender |
| Cemetery deeds. | |
| Mineral deeds. | |
| Deeds executed pursuant to court decrees. | |
| <u>-</u> | equent or precedent, a restriction, or any other contingent interest. |
| | re conveying to devisees or heirs property passing by testate or |
| Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska. | of an Indian Reservation where the grantor or grantee is a Native |
| Deeds which convey property held in the name of any partre partner in the partnership or member of the LLC, or to his or | nership or LLC, which is not a family partnership or LLC, to any or her spouse. |
| Easements. | |



Certificate of Exemption – Deeds to Trustees

Page 2

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

Titlo

7/13/23 Date

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.

www.revenue.ne.gov/PAD or 402-471-5984

| Index Computer | | OCUMENTARY MP TAX | Bk 2023, Pg 1344 | | | | | | | | | | | |
|--------------------|--|----------------------|---|--|--|--|--|--|--|--|--|--|--|--|
| Assessor Carded | | 07/17/23 | State of Nebraska ss. | | | | | | | | | | | |
| Oarded | \$ Ex019 | By AS | Entered on the | | | | | | | | | | | |
| | | | numerical index and filed for record in the Clerk's office of said county this 17 day | | | | | | | | | | | |
| | | | of July A.D., 2023, at 09:24 o'clock AM. Recorded in Book 2023 | | | | | | | | | | | |
| | | | on Page 1344 | | | | | | | | | | | |
| • | | | County Clerk | | | | | | | | | | | |
| | | | Fee: \$10.00 By: AS Deputy Electronically Recorded | | | | | | | | | | | |
| | | | · | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | WARRANTY DEED | | | | | | | | | | | | | |
| | JOSEPH D. STEARNS and PATRICIA L. STEARNS, h One Dollar (\$1.00) and other consideration received if JOSEPH AND PATRICIA STEARNS IRREVOCABLE to Grantees, the following described real estate: | from BARBARA | M. HUEBNER, Trustee of the | | | | | | | | | | | |
| | 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. | | | | | | | | | | | | | |
| | GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the | | | | | | | | | | | | | |
| | lawful claims of all persons. | and will dolor | and the to the roat estate against the | | | | | | | | | | | |
| | EXECUTED this 22nd day of June | , 2023. | | | | | | | | | | | | |
| | Little of the thing of the thing of | 01 | EARNS, Grantor | | | | | | | | | | | |
| | • | PATRICIA L. S | TEARNS, Grantor | | | | | | | | | | | |
| | STATE OF NEBRASKA | | * | | | | | | | | | | | |
| | COUNTY OF LIGITIES) ss. | | | | | | | | | | | | | |
| | | | ~ 1 | | | | | | | | | | | |
| / | The foregoing instrument was acknowled , 2023, by JOSEPH D. STEAR | lged before r | ne on this Alexander day of CIA L. STEARNS, Grantors. | | | | | | | | | | | |

ary Public

General Notary, State of Nebraska JERROD M. GREGG My Comm. Exp. November 18, 2023

Return to:

Jerrod M. Gregg BLAZEK & GREGG, P.C., L.L.O. 1405 N. 205th St., Ste. 120 Elkhorn, Nebraska 68022 (402) 496-3432

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | | | Sale Date | | | School District Code | | | | | | | | |
|---------------------------|-----------|-----------------------|--------------|---|-----------|-----------------|-----------|----------|---|------------------|---------|---------------|-------------|----------------------------|---------|--------------|--|
| 91 | 20 | 23 | 1344 | | 6/ | 22/2023 | Base: 9 | 91-0 | 0002 | Af | filia | ted: | | Uni | fied: | | |
| Location | D | Sale | Number | U | seabil | lity & Code# | | | | | P | arcel N | Vumber | aber | | | |
| 0001208 | 300 | | 190 | | 4 | 05 | GeoCde | Twi | n Rng | s | ect | Qrt | Subdiv | Area | Blk | Parcel | |
| | D | ate of S | ale Assessed | l Val | ue | | 4371 | | | C | 0 | 0 | 10020 | | 001 | 0000 | |
| Land | | Imp | rovements | s Total | | | | | Date of Sale Property Classification Code | | | | | | | | |
| 2 | ,460 | | 136,49 | 5 | | 138,955 | Status | P | roperty : | ype | 7 | Coning | Location | ı cı | ty Size | Parcel Size | |
| Assessor Lo | cation: | RED | CLOUD (| (RC) A) 1 B | | | | | 02 | | C) | 2 | D) 1 | E) | 6 | F) 2 | |
| | | | | | | Residential | | | | | | | Comme | cial | | | |
| | Mul | tiple Im _l | provements: | Mult | iple. Im | | _ | | Multipl | e. Imp | rover | nents.: | | | | | |
| | | Constr | uction Date: | Cons | struction | ***** | | | Constri | ction | Date | : | | | | | |
| | | | | | r Sq. Ft. | | | | Floor S | ą. Ft. | : | | | | | | |
| Building Cost Nev | | | | Cost | : | 222,2 | 65 | | Cost: | | | | | | | | |
| Single Family | Style: | | | Resi | identia | l Condition: 35 | 5 | | Comn | ercia | d Oc | cupan | cy Code: | | | | |
| (100) □ Mo | | ne | | |) 🗆 | Worn Out | - | | Primar | y: | | Ot | herl: | | Other2: | | |
| (101) 🗆 One | | | | (20) |) 🗆 | Badly Worn | | | Commercial Construction Class: | | | | | | | | |
| (102) Two | | - | | (30) | | Average | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | |
| (103) □ Spli | | | | (40) ★ Good (2) □ Reinforced Concrete Frame (50) □ Very Good (3) □ Masonry Bearing Walls | | | | | | | | | | | | | |
| (104) 🗆 11/ | | | | (50) □ Very Good | | | | | | | | | ring Walls | | | | |
| (111) □ Bi-I | | | | (60) Excellent | | | | | ├ ` | | | | el Framed I | Ext. Wa | lls | | |
| (106) □ Oth | | | 204 | D | | | | | ` | | | | and Walls | | | | |
| Townhouse or | | Style: | 304 | Residential Quality: 20 | | | | | | (6) □ Pole Frame | | | | | | | |
| (301) One | | | | (10) Low | | | | | Cost Rank: (10) Low | | | | | Condition: (10) Worn Out | | | |
| (302) Two | | | | (20) | | Fair | | | · · · · - | | | | | | | | |
| (307) 🗆 1 1/ | - | | | (30) | | Average | | | |] A | | | | | Badly | | |
| (308) Spli (309) 2 1/ | t Level | | | (40) | | Good | | | | | | Avera | | | Avera | ge | |
| (304) ★ One | | nanlor. | | (50) | | Very Good | | | (40) | J H | igh_ | | | | Good | - 4 | |
| (305) Two | | | | (60) | | Excellent | | | | | | | | | Very (| | |
| | | | | | <u> </u> | | | | | | | | (| 60) L | Excell | ent | |
| Assessor Co | | | | | ` | | | | | | | | | | | | |
| | | | | <u> </u> | | : VING LIFE | TICETA MI | | | | | | | | | | |
| MD, IN | MOLE | <u> </u> | O IROSI | , K | esek | VING LIFE | ESTAT | <u> </u> | | | | | | | | | |
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| | | | | | | | | | | | | , | | | | | |
| | | | | | | | | | | | | | | | | | |
| Comments f | rom | | | | | | (| omn | nents: | | · · · · | | <u></u> | | | | |
| 0001208 | 000120800 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | (Conti | nue on back) | |



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM

521

| The deed will not | be recorded unless this statemen | nt is signed and items 1-25 are accurately comple | ted. |
|---|--|--|--|
| | inty Number | 3 Date of Sale/Transfer Mo Day | |
| 5 Grantor's Name, Address, and Telephone (P | lease Print) | 6 Grantee's Name, Address, and Telephone (Please Pri | |
| Grantor's Name (Seller) Richard Heil | | Grantee's Name (Buyer) Heil Farms, L.L.C. | • |
| Street or Other Mailing Address 2310 W. 6th Street | | Street or Other Mailing Address 2310 W. 6th Street | |
| | tate Zip Code NE 68901 | City State Hastings NE | Zip Code 68901 |
| Phone Number (402) 463-9374 | | Phone Number (402) 463-9374 Is the grantee a 501(c)(3) on If Yes, is the grantee a 509(a | |
| Email Address NA | | 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 | |) Property Type | (C) |
| ✓ Improved Single Family ☐ Unimproved Multi-Family ☐ IOLL Commercial | Industrial Agricultural | Mineral Interests-Nonproducing State Asse Mineral Interests-Producing Exempt | ssed Mobile Home |
| 8 Type of Deed Conservator | Recreational Distribution La | nd Contract/Memo Partition Sheriff | Other |
| Bill of Sale Corrective Cemetery Death Certificate – Trans | Easement Le | ase Personal Rep. Trust/Trustee neral Quit Claim Warranty | Other |
| | of Transfer Distribution Forect | | Transfer on Death |
| Exchange) by buyer or seller? | uction Easement Gift ourt Decree Exchange Granto | Life Estate Sale | Trustee to Beneficiary Other (Explain) Est Planning |
| 11 Was ownership transferred in full? (If No, expla | | 12 Was real estate purchased for same use' | |
| 13 Was the transfer between relatives, or if to a tru | | | |
| ✓ Yes No Aunt or Uncle to Brothers and Si | | Partnership, or LLC Self | Other |
| Ex-spouse | Parents and Cl | = . | |
| 14 What is the current market value of the real pro | perty? | 15 Was the mortgage assumed? (If Yes, state the amount | and interest rate.) |
| \$281,439 | | ☐ Yes | % |
| 16 Does this conveyance divide a current parcel o ☐ Yes No | land? | 17 Was transfer through a real estate agent or a title compof the agent or title company contact.) Yes | pany? (If Yes, include the name |
| 18 Address of Property 1985 Road 2500 | | 19 Name and Address of Person to Whom the Tax Statemer Heil Farms, L.L.C. | |
| Lawrence, NE 68957 | | 2310 W. 6th Street | |
| | ant land | Hastings, NE 68901 | |
| 20 Legal Description (Attach additional pages, if no | | | |
| NE 1/4 of Section 36, Towns | hip 4 North, Range 9 W | est of the 6th P.M., Webster Count | ty, Nebraska. |
| 04 16 | | | |
| 21 If agricultural, list total number of acres transfer | | | |
| 22 Total purchase price, including any liabili23 Was non-real property included in the purch | nase? | | 0.00 |
| Yes Vo (If Yes, enter dollar am | ount and attach itemized list.) (see i | nstructions) 23 | |
| 24 Adjusted purchase price paid for real est | 4. | LE-DRAME. | 000 |
| 25 If this transfer is exempt from the docume | entary stamp tax, list the exemption | number <u>976-902(5)(D)</u> | |
| correct, and that I am duly authorize Richard Heil, Member; | ed to sign this statement. | nt and that it is, to the best of my knowledge and belief, tru | e, complete, and (402) 463-9374 |
| Sign Print or Type Name of Grantee or A | | Grantee | Phone Number |
| here Signature of Grantee or Authorized | Representative | Title | |
| | Register of Deed's Use On | lly | For Dept. Use Only |
| 7 17 72 6 | of Stamp or Exempt Number | 28 Recording Data | |
| Nebraska Department of Revenue | Exempl + JD | ON 208 to 1346 Authorized by N | leb. Rev. Stat. §§ 76-214, 77-1327(2) |
| Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-20 | 08 Rev. 6-2019 | • 0 | 33 . 5 . 17, // 102/(2) |

STAMP TAX

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 17 day of July A.D., 20 23 at 10:53 o'clock A.O., Recorded in Book 20 3 3 on Page 1346 NEBRASKA DOCUMENTARY County Clerk 11 Deputy __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): West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter (NE 1/4) of Section 36, Township 4 North, Range 9

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 | , 2023. Rull Heil |
|---|---|
| | RICHARD HEIL |
| STATE F NEBRASKA))ss. | |
| COUNTY OF ADAMS) | |
| The foregoing instrument was acknown July 12 , 2023, by Richard He | wledged before me on il, a single person, Grantor. |
| GENERAL NOTARY - State of Nebraska DEBBRA L. WEBER My Comm. Exp. October 14, 2024 | Willia X. Welse Notary Public |

Agricultural Land Sales Worksheet

| Cnty No. | Во | Book Page Sale Date | | | | | | | | | | School District Code | | | | | | | | | |
|----------|-----------|---------------------|-------------|--|------------------|---------------|----------|----------|--------------|------------|----------|----------------------|--------|-------------|--------------|--|--|--|--|--|--|
| 91 | 20 | 23 | 1346 | 7/12 | /2023 | Base: 6 | 05 | | Unified: | | | | | | | | | | | | |
| Location | ю | Sale | Number | Useability | & Code# | Parcel Number | | | | | | | | | | | | | | | |
| 0013167 | 700 | | 191 | 4 | GeoCde | Twn | Rng Se | | ct Q | Qrt Subdiv | | Area Blk | | Parcel | | | | | | | |
| | | 4135 | 4 | 9 | 3 | 6 1 | 1 | 00000 | 1 | 000 | 0000 | | | | | | | | | | |
| Land | | Imp | provements | To | otal | | D | ate of | Classifica | ation Code | | | | | | | | | | | |
| 360 | ,680 | | 18,180 | | Status | Prop | erty Ty | pe | Zoni | ing | Location | Cit | y Size | Parcel Size | | | | | | | |
| | | Irrigat | tion Type: | • | | A) 1 | B) | 05 | | c) 5 | 5 | D) 3 | E) | 0 | F) 9 | | | | | | |
| LCG | | , | ACRES: | VAI | UE: | * | LCG | | | A | CRI | ES: | | VAL | U E : | | | | | | |
| IRRIGATE | D 1A1 | | | | | GR | ASSLA | ND 10 | G1 | | 4 | 4.070 | | | 5,700 | | | | | | |
| | 1A | | | | | | | 1 | ιG | | 42 | 2.260 | 59,165 | | | | | | | | |
| | 2A1 | | | | | | 20 | G1 | | | 5.250 | 7,350 | | | | | | | | | |
| | 2A | | | | | | | 2 | 2G | | | | | | | | | | | | |
| | 3A1 | | | | | | | 30 | G1 | | | | | | | | | | | | |
| | 3A | | | | | | | 3 | 3G | _ | | | | | | | | | | | |
| | 4A1 | | | _ | | | | 40 | G1 | | | | | | | | | | | | |
| | 4A | | 17.45 | | | | | 4 | łG | | | | | | | | | | | | |
| DRYLANI |) 1D1 | | 9.380 | | 24,390 | S | helterbe | lt/Timb | er | | | | | | | | | | | | |
| | 1D | | | | | | | Accretic | on | | | | | | | | | | | | |
| | 2D1 | | 80.910 | 2 | 10,365 | | | Was | ste | | 5 | 5.600 | | | 2,800 | | | | | | |
| | 2D | | 2.530 | <u></u> | 5,780 | | | Oth | ег | | | | | | | | | | | | |
| | 3D1 | | | | | AG L | AND T | OTA | \mathbf{L} | | | 3.860 | | 3 | 21,840 | | | | | | |
| | 3D | | | | | | | Roa | ds | | 3 | 3.970 | | | | | | | | | |
| | 4D1 | | | | | | F | arm Sit | es | | 1 | .000 | | | 13,840 | | | | | | |
| | 4D | | 3.860 | STATE OF THE STATE | 6,290 | | Н | ome Sit | es | | 1 | 000 | | , | 25,000 | | | | | | |
| | | | | | 1, 14570 0 1 1 1 | | R | ecreatio | on | , , | | | | | | | | | | | |
| | wellings | | | | 15,030 | | | Oth | | | | | | | | | | | | | |
| Outh | ouildings | | | | 3,150 | Nor | -AG T | OTA | \mathbf{L} | | 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 C | omments: |
| 001316700 | |
| | |
| | |
| • | |
| | (Continue on back) |



NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

192

FORM **521**

 If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed Webster Mo. _07 Day _ 2023 Mo. 07 13 Yr. 2023 13 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Albert J. Toms Kevin Hansen and Paige Hansen Street or Other Mailing Address Street or Other Mailing Address 350 West Prairie Lake Road PO Box 432 City City Zip Code State Zip Code State Hastings 68901 68930 NE Blue Hill NE Phone Number Phone Number **⊠** No Is the grantee a 501(c)(3) organization? Yes 402-746-4530 402-461 08f4'es, is the grantee a 509(a) foundation? (402) 746-4530 Yes Email Address Email Address sschutte@charter-title.net 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) Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Improved M Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational IOLL 8 Type of Deed Conservator Other Distribution ☐ Land Contract/Memo Partition ☐ Sherriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death exchange? (I.R.C. § 1031 ☐ Gift X Sale Auction Easement Life Estate ☐ Trustee to Beneficiary Exchange) by buyer or seller? Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Buyer Seller No 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.) X Yes □ No X 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ☐ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$61,500.00 X 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 Yes Charter Title No of the agent or title company contact.) 19 Name and Address of Person to Whom Tax Statement Should be Sent Kevin Hansen and Paige Hansen
PO Box 432 18 Address of Property . NE Blue Hill, NE 68930 18a X No address assigned 18b X Vacant Land 20 Legal Description SEE ATTACHED EXHIBIT "A" 21 If agricultural, list total number of acres 61,500 00 22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 61,500 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-461-0860 Kevin Hansen and Paige Hansen 402-746-4530 Print or Type Name of Grantee or Authorized Representative Phone Number sian July 13 Date Grantee or Authorized Representative Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 28 Recording Data 27 Value of Stamp or Exempt Number Day

Escrow File No.: 2372312

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 \$00°34'43"E, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence N 89°25'17"E, 56.74 feet to the Northwest corner of said Lot 1, South Central Subdivision; thence N 75°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°34'36E, 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°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°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°33'59" W, on the Easterly Right-of-Way line of Highway No. 281, 255,59 feet; thence N88°44'19"E, 212.99 feet, to the Point of Beginning.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>aD</u> day of <u>July</u> A.D., 20 <u>aB</u>, at <u>A:34</u> o'clock <u>D</u> M. Recorded in Book <u>aDaa</u> on Page <u>1387 1389</u> County Clerk <u>16.00</u> (1) Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-20-23
\$ 139.50 By a.b

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 3. Tolk

STATE OF Nebraska COUNTY OF Adams

day of July, 2023 by Albert

Notary Public

Jara 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°34'43"E, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence N 89°25'17"E, 56.74 feet to the Northwest corner of said Lot 1, South Central Subdivision; thence N 75°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°34'36E, 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°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°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°33'59" W, on the Easterly Right-of-Way line of Highway No. 281, 255,59 feet; thence N88°44'19"E, 212.99 feet, to the Point of Beginning.

Residential & Commercial Sales Worksheet

| Cnty No. | Bo | ok | Page | | S | Sale Date | School District Code | | | | | | | | | | | | | |
|---------------------------------------|-------------|--|--------------|--------------------------------------|-----------------|---------------------|--|----------|----------|--|-------|-------|---------|--------------------|-------------------|---------|--------------|--|--|--|
| 91 | 20 | 23 | 1388 | | 7/ | 13/2023 | Base: 91-0074 Affiliated: Unified: | | | | | | | | | | | | | |
| Location | ID | Sale | Number | U | seabil | ity & Code # | | | | | | Pa | ircel N | Number | | | | | | |
| 0003527 | 700 | . : | 192 | 1 | | | GeoCde | Tv | wn | Rng : | | ct | Qrt | Subdiv | Area | Blk | Parcel | | | |
| | D | ate of S | ale Assesse | d Value | | | 0000 | | | | 0 | 0 | 0 | 00000 | | 000 | 0000 | | | |
| Land | | Imp | rovements | | | | D | ate of S | Sale | Pro | ation | Code | | | | | | | | |
| 10,380 | | | | | 10,380 Status 1 | | | Pro | perty Ty | pe | Z | oning | Locatio | Location City Size | | | | | | |
| Assessor Lo | cation: | BLUE | HILL (| BH) | | | A) 2 |] | B) | 03 | | C) | 3 | D) 1 | E) | 6 | F) 4 | | | |
| | | | | | | Residential | | | | | | | | Comme | cial | | | | | |
| | Mul | tiple Im _l | provements: | Mult | tiple. Imp | provements. : | | | | Multiple. Improvements. : | | | | | | | | | | |
| | | Constr | uction Date: | Cons | struction | Date: | | | | Construct | ion I | Date: | : | | | | | | | |
| | | | Floor: | 1 | r Sq. Ft. | : | | | _ | Floor Sq. Ft. : | | | | | | | | | | |
| | | Buildin | g Cost New: | Cost | : | | | | - | Cost: | | | | | | | | | | |
| Single Family | | | | | | l Condition: | | | | | | Oc | cupan | cy Code: | | | | | | |
| (100) □ Mo | | 1e | | | | Worn Out Badly Worn | Primary: Other1: | | | | | | | her1: | | Other2: | | | | |
| (101) 🗆 One | | | | | | | Commercial Construction Class: (1) Fireproof Structural Steel Frame | | | | | | | | | | | | | |
| (102) Two | <u>-</u> _ | | | (30) | _ | | | | | | | е | | | | | | | | |
| (103) Spli | | | , | | | Good | | | _ | | | | | oncrete Fr | ıme | • | | | | |
| (104) 🗆 1 1/ | | | | | | Very Good | - | | _ | (3) 🗆 | | | | ring Walls | | | | | | |
| (111) Bi-I | | | | (60) |) 🗆 | Excellent | | | _ | (4) 🗆 | | | | el Framed 1 | Ext. Wa | alls | | | | |
| (106) Oth | | - Ct-In- | | D | * 3 45 . 1 | | (5) ☐ Metal Frame and Walls (6) ☐ Pole Frame | | | | | | | | | | | | | |
| Townhouse or (301) □ One | | Style: | - | Residential Quality: | | | | | | | | | | | | | | | | |
| (302) Two | | | <u> </u> | (10) | | | | | _ | | | | | | Condition: | | | | | |
| (307) \(\sigma \) 1 1/2 | | | | (20) ☐ Fair | | | | | | | Lo | | | | (10) | | | | | |
| (308) Spli | | | | (30) □ Average (40) □ Good | | | | | _ | (20) (30) | | | | | (20) Badly Worn | | | | | |
| (309) \(\sigma \) 2 1/3 | | | | | | · | | | | | | | Avera | | (30) □ Average | | | | | |
| (304) One | | niplex | | (50) □ Very Good (60) □ Excellent | | | | | - | (40) ☐ High (40) ☐ Good (50) ☐ Very Good | | | | | | | | | | |
| (305) Two | | _ | | (00) | | LACCHOIL | | | + | | | | | | | Excelle | | | | |
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| Assessor Co | | | | | | | | | | | | | | · - | | | | | | |
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60

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

521

| The deed will not be recorded unless this stateme | nt is signed and items 1-25 are accurately complete | ed. | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|--|
| County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed | | | | | | | | | |
| WEBSTER - 91 | | Day 20 Yr. 2023 | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler) | 6 Grantee's Name, Address, and Telephone (Please Prin Grantee's Name (Buyer) | if) | | | | | | | | |
| Liliana E. Shannon, Successor Trustee Street or Other Mailing Address | See Attachement | | | | | | | | | |
| 10855 W. Dodge Rd., Ste. 250 | Street or Other Mailing Address PO Box 24605 | 2000 | | | | | | | | |
| Omaha NE 68154 | City State West Palm Beach FL | Zip Code 33416-460 | | | | | | | | |
| Phone Number (913) 663-7600 | Phone Number (800) 257-0460 Is the grantee a 501(c)(3) organized in Yes, is the grantee a 509(a) | anization? Yes ✓ No | | | | | | | | |
| Email Address postsaledocrequest@southlaw.com | Email Address postsaledocrequest@southlaw.com | foundation? Yes Vo | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C it | property is also a mobile home. | The state of the s | | | | | | | | |
| |) Property Type | (C) | | | | | | | | |
| ✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational | Mineral Interests-Nonproducing ☐ State Assess ☐ Mineral Interests-Producing ☐ Exempt | | | | | | | | | |
| Bill of Sale Corrective Easement Lea Cernetery Death Certificate – Transfer on Death Executor Min | | Other | | | | | | | | |
| kind exchange (I.R.C. § 1031 | Life Estate Sale Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use? (| Transfer on Death Trustee to Beneficiary Other (Explain) If No, state the intended use. | | | | | | | | |
| | | | | | | | | | | |
| ☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch | artnership, or LLC Self O | Other | | | | | | | | |
| 14 What is the current market value of the real property? \$37,260 | 15 Was the mortgage assumed? (If Yes, state the amount an | od interest rate.) | | | | | | | | |
| 16 Does this conveyance divide a current parcel of land? | Yes ✓ No \$ | % | | | | | | | | |
| ☐ Yes ☑ No | 17 Was transfer through a real estate agent or a title compare of the agent or title company contact.) Yes | ny? (If Yes, include the name | | | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement | | | | | | | | | |
| 413 McKelvey St, Bladen, NE 68928 | c/o PHH Mortgage Corporation PO Box 24605 | | | | | | | | | |
| 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 21 If agricultural, list total number of acres transferred in this transaction | | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | | | | | | | | | |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in | structions) 23 | | | | | | | | | |
| · | S 24 S | 0 00 | | | | | | | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption r | number <u>24</u> . | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Agniya Van Vleck | and that it is, to the best of my knowledge and belief, true, o | complete, and (913) 663-7600 | | | | | | | | |
| Sign Print of Type Name of Grantee or Authorized Representative | | Phone Number | | | | | | | | |
| Sinet 10 Miles | Legal Assistant | 7/21/2023 Date | | | | | | | | |
| Register of Deed's Use Only | | | | | | | | | | |
| 6 Date Deed Recorded 27 Value of Stamp or Exempt Number 2 | 8 Recording Data | For Dept. Use Only | | | | | | | | |
| Mo. 7 Däy 21 yr. 23 \$ EXCMST # 24 | BK2023 P2 1420 | | | | | | | | | |
| orm No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 8-2019 | \mathbf{O} | Rev. Stat. §§ 76-214, 77-1327(2) k 2023 Page 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 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 12:56 o'clock PM. Recorded in Book 2023 on Pages 1420-1422

Sindlysodia

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.



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 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

GENERAL NOTARY - State of Nebraska
RICHARD A REINBLATT
My Comm. Expires January 6, 2027

File No. 224897

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | e Sale Date | | | | | | | School District Code | | | | | | | | | |
|---------------|-------------|----------|--------------|-------------------|----------------|------------------|--------------------------------------|------|---|--|----------------------|---------|-------------|----------|-------------|------------------|-----------|-------|--|--|
| 91 | 20 | 23 | 1420 | | 7/19 | /2023 | Base: (|)1- | 012 | 23 | Affi | iliated | 1: | Unified: | | | | | | |
| Location | ID | Sale | Number | I | Useability | | | | | | Par | cel N | umber | | | | | | | |
| 0005015 | 500 | | 193 | 4 04 G | | GeoCde | Tw | /R | Rng | ing Sect | | Qrt | Subdiv | Area | Blk | Pa | arcel | | | |
| | D | ate of S | ale Assesse | d Va | lue | | 4131 | | | | 00 | 0 | 0 | 30005 | | 002 | 00 | 000 | | |
| Land | | Imp | rovements | Total 3 | | | | | Date of Sale Property Classification Code | | | | | | | | | | | |
| 2 | 2,455 37,00 | | | | | 55 39,520 Status | | | | erty Typ | ъе | Zon | iing | Location | y Size | Size Parcel Size | | | | |
| Assessor Lo | cation: | BLAD | EN (BLA |) | | | A) 1 | E | 3) | 01 | | c) 1 | | D) 1 | E) | E) 7 | | 3 | | |
| | | | | - | | Residential | | | | | | | | Commer | cial | | | | | |
| | Mul | tiple Im | provements: | Mu | ltiple. Improv | ements. : | | | Multiple. Improvements.: | | | | | | | | | | | |
| | | Constr | uction Date: | Cor | struction Da | te: 19 | 76 | | Co | Construction Date : | | | | | | | | | | |
| | | | Floor: | Flo | or Sq. Ft. : | 1,4 | 88 | | Flo | oor Sq. | Ft.: | | | | | | | | | |
| | | Buildin | g Cost New: | Cos | st: | 144,3 | 65 | | Co | Cost: | | | | | | | | | | |
| Single Family | Style: | 101 | | Re | sidential C | ondition: 20 |) | | Co | ommer | cial | Occu | panc | y Code: | | | | | | |
| (100) □ Mo | bile Hon | ne | | (10 |)) 🗆 W | om Out | | | Pri | Commercial Occupancy Code: Primary: Other1: Other2: | | | | | | | | | | |
| (101) 🗷 One | e Story | | | (20) 🗷 Badly Worn | | | | | | Commercial Construction Class: | | | | | | | | | | |
| (102) □ Two | o Story | | | (30) Average | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) □ Spli | it Level | | | (40 |)) 🛮 Go | (2 | (2) Reinforced Concrete Frame | | | | | | | | | | | | | |
| (104) 🗆 11/ | 2 Story | | | (50 |)) 🗆 Ve | ry Good | | | (3 | (3) Masonry Bearing Walls | | | | | | | | | | |
| (111) □ Bi-I | Level | | | (60 |)) 🗆 Ex | (4 | (4) Uwood or Steel Framed Ext. Walls | | | | | | | | | | | | | |
| (106) □ Oth | er | | ····· | | 1019,1 | (5 | 5) 🗆 | Ме | etal Fra | ame a | and Walls | | | | | | | | | |
| Townhouse or | Duplex | Style: | | Res | sidential Q | (6 | (6) Pole Frame | | | | | | | | | | | | | |
| (301) 🗆 One | Story | | | (10) □ Low | | | | | Co | Cost Rank: Condition: | | | | | | | | | | |
| (302) □ Two | | | | (20) 🗷 Fair | | | | | (10 | (10) ☐ Low (10) ☐ Worn C | | | | | | | Out | | | |
| (307) 🗆 1 1/ | | | | (30) □ Average | | | | | (2) | (20) □ Average (20) □ | | | | | | | adly Worn | | | |
| (308) □ Spli | | | | (40 |) 🗆 Go | od | | | (30 | 0) 🛮 | Ab | ove A | 30) 🗆 | Averag | ge | | | | | |
| (309) 🗆 2 1/3 | | | | (50 |) | ry Good | | | (40 | 0) 🗆 | Hig | gh | | (| (40) □ Good | | | | | |
| (304) □ One | | | | (60 |) | cellent | | | | | | | | (| 50) 🗆 | Very (| Good | | | |
| (305) 🗆 Two | Story I | Duplex | | | | | | | | | | | | (| 60) 🗆 | Excelle | ent | | | |
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| Assessor Co | | | | | | | | | | | | | <u>-</u> | | | | | | | |
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31270

NEBRASKA

Good Life. Great Service.

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.

| 1 County Name 2 County Number | |
|--|---|
| WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 07 Day 21 Yr. 2023 4 Date of Deed Mo. 07 Day 21 Yr. 2023 |
| | Mo Day Yr Mo Day Yr 6 Grantee's Name. Address, and Telephone (Please Print) |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles Lammey | Grantee's Name (Buyer) Nellie M. Dilley |
| Street or Other Mailing Address 7032 HWY 281 | Street or Other Mailing Address 114 Parkview Circle |
| City State Zip Code Lebanon KS 66952 | City State Zip Code NE 68970 |
| Phone Number | |
| Email Address | Phone Number (402) 984-1768 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Vno Email Address |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home |
| | Property Type (C) |
| Improved | Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt |
| 8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min | eral Quit Claim Warranty |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Lexchange) by buyer or seller? Auction Easement Gift Granto Grant | Life Estate Sale Trustee to Beneficiary |
| ✓ Yes No | Yes NoNo |
| Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents at Ex-spouse Parents and Ch What is the current market value of the real property? | artnership, or LLC Self Other |
| | ☐ Yes 🗹 No \$ % |
| 6 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 |
| | 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| 8 Address of Property 205 N Seward St. Red Cloud, NE 68970 | (Same as Grantee) |
| 205 N Seward St. Red Cloud, NE 68970 No address assigned 18b Vacant land Vaca | (Same as Grantee) |
| 205 N Seward St. Red Cloud, NE 68970 | • |
| Red Cloud, NE 68970 18a | wn of Red Cloud, Webster County, Nebraska. |
| Red Cloud, NE 68970 18a | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000.00 astructions) 23 \$ 23 \$ 5 |
| Red Cloud, NE 68970 18a No address assigned 18b Vacant land 10 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Twenty-one (21), Original Total 1 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in the purchase price paid for real estate (line 22 minus line 23) | wn of Red Cloud, Webster County, Nebraska. |
| Red Cloud, NE 68970 18a No address assigned 18b Vacant land 10 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Twenty-one (21), Original Total If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in this transfer is exempt from the documentary stamp tax, list the exemption | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000 00 23 \$ 5,000 00 24 \$ 5,000 00 24 \$ 5,000 00 |
| Red Cloud, NE 68970 18a No address assigned 18b Vacant land 10 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Twenty-one (21), Original Total agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000 00 astructions) 23 \$ 5,000 00 anumber n/a t and that it is, to the best of my knowledge and belief, true, complete, and |
| Red Cloud, NE 68970 18a No address assigned 18b Vacant land 10 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Twenty-one (21), Original Total agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. David B. Garwood | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000 00 15 |
| Red Cloud, NE 68970 18a | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000 00 astructions) 23 \$ 5,000 00 anumber n/a t and that it is, to the best of my knowledge and belief, true, complete, and |
| Red Cloud, NE 68970 18a | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000 00 123 \$ 5,000 00 124 \$ 5,000 00 125 \$ 5,000 00 126 \$ 100 00 127 \$ 100 00 128 \$ 100 00 129 \$ 100 00 120 \$ 1 |
| Red Cloud, NE 68970 Red Cloud, NE 68970 Red Cloud, Ne 68970 Red Clo | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000.00 astructions) 23 \$ 5,000.00 number n/a t and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613 Phone Number July 21, 2023 Title Date Y For Dept. Use Only |
| Red Cloud, NE 68970 Red Cloud, NE 68970 Red Cloud, Ne 68970 Red Clo | wn of Red Cloud, Webster County, Nebraska. 22 \$ 5,000.00 astructions) 23 \$ 5,000 00 number |

| State of Nebraska Ss. County of Webster Entered on the |
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| numerical index and filed for record in the Clerk's office of said county this <u>A</u> day of <u>July A.D.</u> , 20 <u>A3</u> , at <u>A:Sy</u> o'clock <u>B.M.</u> Recorded in Book <u>AA</u> |
| on Page 1943 County Clerk 10.00 Deputy Ind Comp Assessor Carded |

NEBRASKA DOCUMENTARY STAMP TAX Date コース1ー23 \$ 11. 25 By (1)

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 _____, 2023

Charles Lammey

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on July $\frac{3}{2}$, 2023, by Charles Lammey, a single person.

Comm. expires 13-3-3026

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

Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Ве | ok | Page | | S | ale Date | | | | | S | cho | ol Dis | tr | ict Code | | · | • | | | |
|----------------------|-----------------------------|-------------|-----------------|--------------------------------------|----------------------|-----------------|---|---|---------------|--|--------------------------|---------|--------|-------------------------------|------------|-------------------|-------------------|--------|-------------------|--|--|
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| Land | | Imp | provement | \$ | | Total | | <u>' </u> |] | Date of Sale Property Classification Code | | | | | | | | | | | |
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| Assessor Lo | or Location: RED CLOUD (RC) | | | | | | A) 1 | | B) | 01 🖒 1 | | | 1 | D) 1 | E) | 6 | F) 1 | | | | |
| | | | ····· 3 * * · . | | | Residentia | | | | | | | | (| Commer | cial | | | | | |
| | Mul | tiple Im | provements | : M | ultiple. Impi | ovements.: | | | | Multiple. Improvements. : | | | | | | | | | | | |
| | | Constr | uction Date | : Co | onstruction I | Date: | | | | Construction Date : | | | | | | | | | | | |
| | | | Floor | + | oor Sq. Ft. : | | | | | Floor Sq. Ft. : | | | | | | | | | | | |
| | | Buildin | g Cost New | : Co | ost: | | | | | Cost: | | | | | | | | | | | |
| Single Family | Style: | | | R | esidential | Condition: | · · · · · · · · · · · · · · · · · · · | | | Commercial Occupancy Code: | | | | | | | | | | | |
| (100) □ Mo | | ne | | + | (10) U Worn Out | | | | | | Primary: Other1: Other2: | | | | | | | | | | |
| (101) 🗆 On | | -· <u>-</u> | | (20) Badly Worn | | | | | | Commercial Construction Class: (1) Fireproof Structural Steel Frame | | | | | | | | | | | |
| (102) 🗆 Tw | | | | (30) Average | | | | | | (1) | | | | | | | | | | | |
| (103) □ Spl | | | | | <u> </u> | Good | | | _ | (2) Reinforced Concrete Frame | | | | | | | | | | | |
| (104) 🗆 1 1/ | <u>-</u> _ | | | Ť | | Very Good | | | _ | (3) ☐ Masonry Bearing Walls (4) ☐ Wood or Steel Framed Ext. Walls | | | | | | | | | | | |
| (111) Bi-l | | | | (6 | 50) 🗆 I | Excellent | | | _ | | | | | | | xt. Wal | ls | | | | |
| (106) □ Oth | | | | + | Posidoutial Ovelier | | | | | | (5) | | | | | | | | | | |
| Townhouse or | | Style: | | | Residential Quality: | | | | | | | | | | | | | | | | |
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| (307) 🗆 11/ | | | - | (20) ☐ Fair | | | | | | <u>`</u> ´ | | | | | (10) | | | | | | |
| (308) Spli | | | | (30) | | | | | | | Av | | | | | (20) 🗆 Badly Worn | | | | | |
| (309) \(\text{2.1/} | | | | (40) | | | | | | | | Averag | ge | (30) □ Average (40) □ Good | | | | | | | |
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| Assessor Co | | | | | <u> </u> | -) . | | | | | | | | _ _ | | | | | | | |
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NEBRASKA Good Life, Great Service

Nebraska Department of Revenue

Real Estate Transfer Statement

FORM 521

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

• 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 Day 26 WEBSTER - 91 Day 💍 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Webster County, Nebraska Ruthie Ross and Johanna Harden Street or Other Mailing Address 5566 43rd Ct Street or Other Mailing Address 621 N Cedar St Zip Code 35967 Vero Beach State Zip Code 68970 State Red Cloud 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 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt LIOL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim √ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Irrevocable Trust Revocable Trust Foreclosure Transfer on Death **✓** Auction Life Estate Easement Gift Sale Exchange) by buyer or seller? Trustee to Beneficiary Buyer Seller ✓ No Exchange Court Decree 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.) √ Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other **Brothers and Sisters** Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$3.025 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 218 Blaine St Same as Grantee Inavale, NE 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 3,500,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0,00 23 3.500100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J McCracken (402) 746-3613 Print or Type Man uthorized Representative Phone Number Attorney Signature of Grantee of Authorized Representative Title Register of Deed's Use Only For Dept. Use Only Value of Sta 26 Date Deed Recorded mp or Exempt Number 4.39 ale yr. of \$

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.

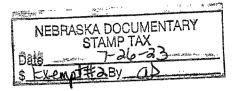
| State of Nebraska Ss. |
|---|
| County of Webster \(\int \) |
| Entered on the |
| numerical index and filed for record in the |
| Clerk's office of said county this 26 day |
| of July A.D., 20 23, at 3:30 |
| o'clock o M. Recorded in Book 2023 |
| on Page 1439-1440 |
| _ Choney tanks County Clerk |
| 16.00 0 A Boouts |

Assessor

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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,

Ruthie Ross

JoAnna Harden

| STATE OF FLORIDA, COUNTY OF Honla) 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 100 | Programme (Contract Contract C |
| 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 Comm. expires 4/8/2027 Comm. expires 4/8/2027 | . |

Residential & Commercial Sales Worksheet

| Cnty No. | Bo | ok | Page | | | Sale Date | | | | | S | chool | l Dis | trict Co | le | | | | |
|---------------|---------|-----------|---------------------------------------|-------------|--|--------------|-------------|-----|----------|--|-------|-------------|-------|--------------|--------------|------|--------------|---------------|----------|
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| Location | ID | Sale | Number | l | Useabil | lity & Code# | | | | | | Par | cel I | Number | | | | | |
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| Land | | Imp | rovements | | | Total | | | Date | Date of Sale Property Classification Co | | | | | | Code | | | |
| | 375 | | 1,35 | 0 | | 1,725 | Status | | Proper | ty Тур | ъе | Zon | ung | Locatio | n | City | y Size | Parcel S | ize |
| Assessor Lo | cation: | INAV | ALE (IN | A) | | | A) 1 | I | B) | 01 | | C) | 1 | D) 3 | : | E) | 9 | F) 1 | |
| | | | | | | Residential | | | | ****** | | | | Comme | rcia | l | | | |
| | Mul | tiple Imp | provements: | Mu | ltiple. Im | provements.: | | | Mul | ltiple. I | mpr | oveme | nts.: | | | | | | |
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| | | | Floor: | | or Sq. Ft. | .: | | | Floo | or Sq. 1 | Ft. : | | | | | | | | |
| | | Buildin | g Cost New: | Cos | st: | | | | Cos | t : | | | | | | | | 4 | |
| Single Family | | | | | | l Condition: | | | Cor | mmer | cial | Occu | pan | cy Code: | | | | | |
| (100) □ Mo | | ne | | <u> </u> | 0) 🗆 | Worn Out | | | Prin | nary: | | | Ot | her1: | | C | Other2: | | |
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| (102) Two | | | | (30 | | Average | | | (1) | | | _ | | uctural Ste | | ame | | | |
| (103) □ Spl | | | | (40) ☐ Good | | | | (2) | | | | | | | | | | | |
| (104) 🗆 1 1/ | | | | (50 | · - | Very Good | | | (3) | - | | | | | | | | | |
| (111) Bi-I | | | | (60 |)) 🛮 | Excellent | | | (4) | | | | | | | | | | |
| (106) Oth | | 641 | | Т. | • • • • • | | | | (5) | | | | | | | | | | |
| (301) □ One | | Style: | | | | I Quality: | | | (6) | | | le Frai | me | | | | | | |
| (302) Two | | | | | | Fair | | | | Cost Rank: (10) Low | | | | | Con | | | <u> </u> | |
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| (304) □ One | | uplex | · · · · · · · · · · · · · · · · · · · | | | Excellent | | | 1 | , | -112 | | | | (50) | | Very C | | |
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| Assessor Co | | | | | | <u> </u> | | | <u> </u> | | | | | <u></u> | | | | | - |
| WD; TRA | NSFE | R TO | COUNTY | | | | | | | | | | - | | | | | | |
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Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

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| \$9,380 Ves No No No No No No No N | County Name 2 County Name 2 County Name 3 Calate of Salatifunder 4 Calatifunder 4 Calatifunder 4 Calatifunder 5 Caracter's Name, Address, and Telephone (Please Print) | DEFORTMENT OF REVENU | | | | | | d items 1-25 are acc | | |
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| Screen'rs Name, Address, and Telephone (Please Print) Contracts Name, Address, and Telephone (Please Print) | Screen's Name, Address, and Telephone (Please Print) Caracter's Name, Address, and Telephone (Please Print) | I County Name | WERST | | IIDGI | 7 | 9 | 7/ 72 | Mo 7 D | av 12 yr 23 |
| Gambris Name (Select) Gamb | Carrier's Name (Selver) Carrier's Name (| E Grantor's Name Ade | | | rint) | | | | | , , , , , , , , , , , , , , , , , , , |
| Expect of Climp (Address Speed of Climp | Darren Lorence Darren Lorence Speed of Other Mallers Address | | | ione (i lease r |) | | | | | |
| State Stat | PO Box 51 State Zp Code State Zp Code Zp Cod | Linda Selvage | | | | | Darren Loi | rence | | |
| Easement Gall Gal | Sessor Net | PO Box 51 | Address | | | | 925 N Elm | | Obsta | 7:- 0-1 |
| 460-8601 | ABO-860 | Lawrence | | State NE | | | Red Cloud | | NE | 68970 |
| Tensal Address | Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | Phone Number (402) 460-8601 | | | | | Phone Number | | | |
| Columbrated Single Family Industrial Mineral Interests-Producing State Assessed Mobile Home Mineral Interests-Producing State Assessed Mobile Home Mineral Interests-Producing Exempt Mineral Interests-Producing Partition Sheriff Other Confidence Mineral Guild claim Mineral Interests Mineral M | Canal Cana | | | | | | Email Address | 1 | g(<u>/</u> | |
| Improved | Industrial Industrial Mereal Interests-Producing State Assessed Mcbile Home Industrial Industri | 7 Property Classificat | tion Number. Che | eck one box in | categories A and | B. Check C if | property is also | a mobile home. | | |
| Unimproved | Unimproved | (A) Status | | | | (B) | Property Type | 9 | | (C) |
| OLL Commercial Recreational Recreational Representational Representational | OLL Commercial Recreational Recreational Representational | ✓ Improved | ✓ Single Far | nily | Industrial | | Mineral Intere | sts-Nonproducing | State Assesse | d Mobile Home |
| 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other | 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Conceive Conceive Destin Certificate Transfer on Death Executor Mineral Quilt Claim Warranity Warranity Warranity Partition State Sale Trustee to Beneficiary Transfer on Death Executor Warranity Transfer on Death Conceive Transfer on Death Conceive Transfer on Death Conceive Transfer on Death Transfer on Death Conceive Transfer on Death Transfer on Deat | Unimproved | Multi-Fami | ly | Agricultural | | Mineral Intere | sts-Producing | Exempt | |
| Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee | Bill of Sale Corrective Corrective Easement Lease Personal Rep. Trustiffrustee Corrective Cernitury Particular Count Claim Wineral Count Claim Count Cla | ☐ IOLL | Commerci | al | Recreational | | | | | |
| Cemetery Death Certificate - Transfer on Death Executor Milneral Quit Claim Warranty 9 Was transfer part of IRS like-Exchange Distribution | Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty | = | | | = | | | = | = ' | Other |
| kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange Dupor or select? No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in the Interest No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, beck the appropriate box.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, beck 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.) 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 are all estate agent or at title company? (If Yes, include the name of the agent or title company contact.) 17 Was transfer through are all estate agent or at title company? (If Yes, include the name of the agent or title company contact.) 18 No address assigned 18 | Mind exchange (I.P.C. § 1031 Muscle on Easement Gith Urle Estate Sale Trustee to Beneficiary Exchange) by byer or seller! No Court Decree Exchange Gramfor Trust Partition Satisfaction of Contract Other (Explain) | = = | | e – Transfer on | | | | | | |
| Buyer Seler No Court Decree Exchange Grantor Trust Partition Selstaction of Contract Other (Explain) 1 Was ownership transferred in full? (If No, state the intended use.) 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.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other son-in-law Other son-i | Buyer Seller No Court Decree Exchange Grantor Trust Partition Partition Statistication of Contract Other (Explain) | 9 Was transfer part kind exchange (I.F Exchange) by buyer | of IRS like- R.C. § 1031 or seller? | | | | | SOMEON PARTIES AND ASSESSMENT OF THE | | |
| Yes | Yes No | | | Court De | cree Exchange | e Granto | or Trust Partit | ion Satisfac | tion of Contract | Other (Explain) |
| Yes | Ves | The second secon | Control of the Contro | lo, explain the o | livision.) | | 12 | A STATE OF THE PARTY OF THE PAR | ased for same use? (It | f No, state the intended use.) |
| Brothers and Sisters Grandparents and Grandchild Spouse Exepouse Parents and Child Step-parent and Step-child Step-parent and step child Step-par | Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Spouse Step-parent and Step-child Step-parent and stel cased and stell carent and the stell parent and additional parent Step-parent and stell carent and step parent and | 13 Was the transfer bety | ween relatives, or | if to a trustee, a | re the trustor and b | peneficiary rela | tives? (If Yes, che | eck the appropriate box.) | | 71 - 6 |
| Exspouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) \$9,380 | Exspouse | ✓ Yes N | lo Aunt or | Uncle to Niece | or Nephew | Family Corp., F | artnership, or LL | C Self | ✓ Ot | her son-in-law |
| 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$9,380 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$9,380 | | Brother | s and Sisters | | Grandparents a | and Grandchild | Spouse | | |
| \$9,380 ves No No No No No No No N | \$9,380 | | Ex-spot | ıse | | Parents and Cl | | | | |
| 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 No Yes No No Yes No No Yes No No No No No No No N | 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 925 N Elm St Red Cloud, NE 18a No address assigned 18b 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 23 Was non-real property included in the purchase? 24 Solono 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 10 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. 10 Correct, and that I am duly authorized Representative 10 Correct, and that I am duly authorized Representative 10 Correct, and that I am duly authorized Representative 10 Correct | | narket value of the | real property? | | | 15 Was the mo | rtgage assumed? (If Yes | s, state the amount and | d interest rate.) |
| Yes No No No No No No No N | Yes | | | | | | | | | % |
| 18 Address of Property 925 N Elm St Red Cloud, NE 18a No address assigned 18b 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 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Tube Name of Granter or Authorized Representative Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data | 18 Address of Property 925 N Elm St Red Cloud, NE 18a No address assigned 18b 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 | | | parcel of land? | | | | | | |
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| Red Cloud, NE 188 No address assigned 18b 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 | Red Cloud, NE 18a No address assigned 18b 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 | | | | | | | | | |
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| Attorney Title Register of Deed's Use Only 26 Date Deed Recorded Attorney Title For Dept. Use Only 28 Recording Data | Attorney Title Register of Deed's Use Only 26 Date Deed Recorded Mo Day 24 yr. 23 | Kory I | McCracken | 11 | - | | | | | (402) 746-3613 |
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| Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data | Register of Deed's Use Only 26 Date Deed Recorded Mo Day | | / / / | Y | | | | Attorney | | 176/25 |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data | 26 Date Deed Recorded Mo. 7 Day 26 Yr. 23 S Exempt # 5a BK2023, Pg 1441 | here Signatur | e of Grantee or Au | ithforized Repre | | | | | | pate / |
| | Mo. 7 Day ale Yr. 23 \$ Exempt # 5a BK 2023, Pg 1441 | | | | | | | | | For Dept. Use Only |
| | | 26 Date Deed Recorded | . 22 | | Imp or Exempt Nun | mber | | 11 | 1.1 | |
| | | Mo Day Ol | PYr. 95 | * EX | empt ++ D | a | DK. | 2025, rg 140 | Authorized by Nah | Pov Stat && 76 014 77 1007/01 |

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 ale day of Luly A.D., 20 23, at 3:39 o'clock P.M. Recorded in Book 2023 on Page 1441-1442 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.

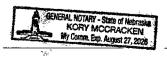
Executed July 2, 2023.

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



| was as fitted without their 1989 | Last, Suffix) | - 33.43 | | J## 5.4 | ¥. | 2. SEX | | | DEATH (Mo., Day, Y |
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| c, CITY OR TOWN OF DEATH (Include Zij | p Code) | 4 8 | | | 80 | L COUNTY C | F DEATH | | 그 연화 참 다 |
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| a. RESIDENCE-STATE | 9b. COUNTY | | a | c. CITY OR T | | | | | |
| Nebraska d. street and number | Webster | 1000 40 | | Red Clor | JC Se. APT. | NO lef | IP CODE | | 9g. INSIDE CITY L |
| 925 North Elm Street | | | -14. S | : 181 B | Je. A. 1. | | 8970 | | X YES |
| Oa. MARITAL STATUS AT TIME OF DEAT | H X Married Never Marri | ed 10b. N | IAME OF S | POUSE (First | , Middle, | | | give maide | |
| ☐ Married, but separated ☐ Widowe | | | | | , | , 0. | ,, | | ···· |
| 1. FATHER'S-NAME (First, Middle, | Last, Suffix) | Dai | | rence 12. MOTHER | SNAME / | irst, Mide | ilo XX-1-i | ien Surname | A 20 . A . 2007. |
| Terry Lee Selvage | rast sunixi | | | Linda | 2.50 | not, WIC | and, Maid | er surname | " |
| 3. EVER IN U.S. ARMED FORCES? Give | dates of service if Ves. 145 | INFORMA | NT-NAME | -milia | JHUIL | | | 1/h DE1 | ATIONSHIP TO DECE |
| (Yes, No, or Unk.) No | 1 | arren Lo | | 193 | | | | Spous | |
| | a. EMBALMER-SIGNATURE | | | A | 16b. LICENS | SE NO. | | | E (Mo., Day, Yr.) |
| □ Russel □ Departies | Dayre Williams | Tak ut | | | 0918 | | | 1 | 0, 2017 |
| X Cremation ☐ Entombment 160 | L CEMETERY, CREMATORY C | R OTHER | LOCATION | <u> </u> | · · · · · · · · · · · · · · · · · · · | TY / TOWN | | | STATE |
| Removal Other (Specify) | 3V Cremation Center | 70 MJ. 1 | 1-10724 | 84.,4 | | | | | Nebraska |
| 7a. FUNERAL HOME NAME AND MAILING | | um Stat-1 | | | Па | estings | | | 17b. Zip Code |
| Simonson-Williams Funeral Hor | | | Nebrask | a | 1.5 | | | | 68970 |
| <u> </u> | | 19139 | <u> </u> | | <u> </u> | | | | 1 36 35 . 44 . 5 |
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| Sequentially list conditions, if b) any, leading to the cause listed | AS A CONSEQUENCE OF: AS A CONSEQUENCE OF: | | | | · · · · · · · · · · · · · · · · · · · | | | | set to death |
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David P. Isom, MD, 715 N Saint Joseph Ave, Hastings, Nebraska, 68901

Stanley D. Cooper

28a. REGISTRAR'S SIGNATURE

28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)

May 30, 2017

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | | Sal | e Date | | | | | S | chool | Dis | trict Cod | e | | | |
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NEBRASKA
Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

197

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.

| | nt is signed and items 1-25 are accurately completed. | |
|---|---|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer Mo. 7 Day 27 Yr. 23 4 Date of Deed Mo. 7 Day | 21 yr. 23 |
| WEBSTER - 91 | Mo Day Yr Mo Day 6 Grantee's Name, Address, and Telephone (Please Print) | Vr. 0-3 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | Grantee's Name (Buyer) | |
| Shiela M Wison, PR Kenneth Burwell Estate | Darin Stringer and Dennis Peters | |
| Street or Other Mailing Address 240 W 12th St | Street or Other Mailing Address 7503 Ashby Ln, Unit M | |
| City State Zip Code Minden NE 68459 | City State VA | Zip Code 22315-5258 |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organiza | tion? Yes ✓ No |
| Email Address | (713) 867-5500 If Yes, is the grantee a 509(a) found Email Address | dation? Yes No |
| Email Address | Email Address | |
| 7 Property Classification Number. Check one box in categories A and B. Check C i | | |
| |) Property Type | (C) |
| ☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ | Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt | Mobile Home |
| ✓ Unimproved ✓ Multi-Family ✓ Agricultural IOLL ☐ Commercial ☐ Recreational | Willieral interests-Floddollig | |
| | nd Contract/Memo Partition Sheriff | Other |
| | ase Personal Rep. Trust/Trustee | |
| | neral 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 Forect Auction Easement Gift | losure Irrevocable Trust Revocable Trust Tra | nsfer on Death |
| | | stee to Beneficiary |
| Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.) | or Trust ☐ Partition ☐ Satisfaction of Contract ✓ Oth 12 Was real estate purchased for same use? (If No | er (Explain) Corrective |
| Yes No undivided 1/2 interest | Yes No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | atives? (If Yes, check the appropriate box.) | 11-21 |
| Yes No Aunt or Uncle to Niece or Nephew Family Corp., | Partnership, or LLC Self Othe | r |
| | and Grandchild Spouse | |
| Ex-spouse Parents and C | | |
| 14 What is the current market value of the real property? \$2,140 | 15 Was the mortgage assumed? (If Yes, state the amount and in | nterest 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 |
| Yes No | of the agent or title company contact.) | No |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Sh | ould be Sent |
| | Same as Grantee | |
| 18a ✓ No address assigned 18b Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) | | |
| See attached | | |
| dee attached | | |
| | | |
| 21 If agricultural, list total number of acres transferred in this transaction3.130 +/- | · | |
| 22 Total purchase price, including any liabilities assumed | 22 \$ | |
| 22 Total purchase price, including any habilities assumed | | 0 00 |
| 23 Was non-real property included in the purchase? | <u> </u> | 0,00 |
| 23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see | instructions) | 0¦00 0¦00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see | \$ | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | 0,00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | number 4 | 0,00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. | number 4 | 0,00 0,00 nplete, and |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Kory McCracken | number 4 | 0,00 0,00 mplete, and (402) 746-3613 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. | n number 4 | 0,00 0,00 nplete, and |
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| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative | n number 4 Int and that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained the contained that it is, to the best of my knowledge and belief. | 0,00 0,00 nplete, and (402) 746-3613 Phone Number 7/27/25 |
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| Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O | n number 4 Int and that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained that it is, to the best of my knowledge and belief, true, contained the contained that it is, to the best of my knowledge and belief. | 0,00 0,00 nplete, and (402) 746-3613 Phone Number 7/27/25 |

An undivided one-half interest in:

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.

State of Nebraska ss.

BOOK 2023 PAGE 1444

Entered on the numerical index and filed for record in the Clerk's office of said county this AD day of July A.D., 20 23, at 10:36 o'clock A.M. Recorded in Book 202 on Page [1914] County Clerk 10.00 Assessor Carded Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-28-23
\$ Exercit 4 By ab

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 (½) interest in:

Lot Two (2) in the Southeast Quarter (SE½) 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: Mala M. Wilson, Personal Representative

STATE OF NEBRASKA, COUNTY OF KEYNEY) 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

Notary Public

GENERAL NOTARY - State of Nebraska RITA A. CROOKS My Comm. Exp. June 25, 2024

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | Sale | Date | | | | S | chool Di | str | rict Code | | | | |
|------------|-----------|----------|--------------|-------------|---------|------------|-----------|---------------|----------------------|-------------|------|-------------|--------|--------|-----|----------|
| 91 | 20 | 23 | 1444 | 7/27 | /2023 | Base: 9 | 1-00 | 02 | Aff | iliated: | | | Unif | ied: | | |
| Location | ш | Sale | Number | Useability | & Code# | | | | | Parcel | Nu | ımber | | | | |
| 0023140 | 000 | | 197 | 4 | 05 | GeoCde | Twn | Rng | Se | ct Qrt | | Subdiv | Area | Blk | P | arcel |
| | D | ate of S | ale Assessed | Value | | 4369 | 2 | 12 34 4 00000 | | | | | | 000 | 0 | 000 |
| Land | | Imj | provements | To | otal | | D | ate of | Sale | Proper | ty (| Classifica | tion (| Code | | |
| 2 | ,515 | | | | 2,515 | Status | Proj | perty Ty | Type Zoning Location | | | | Cit | y Size | Par | cel Size |
| | | Irriga | tion Type: | | | A) 2 B) 01 | | | | c) 5 | | D) 3 | E) | 0 | F) | 5 |
| LCG | | | ACRES: | VAI | .UE: | | LCG | | | AC | RE | S: | | VAL | JE: | |
| IRRIGATE | ED 1A1 | | | | | GR | ASSLA | ND 10 | G1 | | | | | | | |
| | 1A | | | | | 1G 2.890 | | | 2.890 | | | 2, | 515 | | | |
| | 2A1 | | | | | | | 20 | G1 | | | | | | | |
| | 2A | | | | | | | 2 | 2G | | | | | | | |
| | 3A1 | | | | | | | 30 | G1 | | | | | | | |
| | 3.A | | | | | 3 G | | | 3G | | | | | | | |
| | 4A1 | | | | | | | 40 | G1 | | | | | | | |
| | 4A | | | | | | | 4 | 4G | | | | | | | |
| DRYLANI | D 1D1 | | | | | S | Shelterbe | elt/Timb | рег | | | | | | | |
| | 1D | | 241 | | | | | Accreti | on | | | | | | | |
| | 2D1 | | | | | | | Was | ste | | | | | | | |
| | 2D | | | | | | | Otł | ner | | | | | | | |
| | 3D1 | | | | | AG L | AND ' | ГОТА | \mathbf{T} | | 2 | .890 | | | 2, | 515 |
| | 3D | | | | | | | Roa | .ds | | 0 | .240 | | | | |
| • | 4D1 | | | | | | F | arm Sit | tes | | | | | | | |
| | 4D | | | | | | Н | ome Sit | tes | | | | | | | |
| | | | | R September | | | F | Recreati | on | | | | | | | |
| Ι | Owellings | | | | | | | Oth | ner | | | | | | | |
| Out | buildings | | | | | Noi | n-AG ' | ГОТА | \mathbf{L} | | 0 | .240 | | | | |
| Aggegentic | Adin | etman | t to Sale Pr | ica (+ or) | | | F | [otal | D ₀ | cantur | - V | Zalue: | | | | |

| Assessor's Adjustment | t to Sale Price (+ or -): | | Total Recapture Value: | |
|-------------------------|---------------------------|------|------------------------|--------------------|
| Assessor Comments and R | eason for Adjustment: | | | |
| PERSONAL REP WD; | CORRECTIVE | | | |
| | | | | |
| | | - | | |
| | | | | |
| | | | | |
| Comments from | | Comn | nents: | |
| 002314000 | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | (Continue on back) |

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

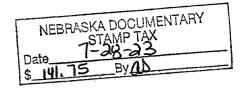
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE

| The deed will not be recorded unless this statemen | |
|---|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer Mo. 7 Day 27 Yr. 23 4 Date of Deed Mo. 7 Day 13 Yr. 23 |
| WEBSTER - 91 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) |
| Darin Stringer and Dennis Peters | Todd and Tamara Scheuneman |
| Street or Other Mailing Address 7503 Ashby Ln, Unit M | Street or Other Mailing Address 502 Minnesota Ave |
| City State Zip Code Alexandria VA 22315-5258 | City State Zip Code Inavale NE 68952 |
| Phone Number (703) 867-5500 | Phone Number (402) 746-2261 |
| Email Address | Email Address |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home. |
| | Property Type (C) |
| ✓ Improved ✓ Single Family Industrial | Mineral Interests-Nonproducing State Assessed Mobile Home |
| Unimproved Multi-Family Agricultural | Mineral Interests-Producing Exempt |
| ☐ IOLL ☐ Commercial ☐ Recreational | |
| | d Contract/Memo Partition Sheriff Other |
| Bill of Sale Corrective Easement Lea | |
| Cemetery Death Certificate – Transfer on Death Executor Min | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecld Gift | osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary |
| Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto | |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same use? (If No, state the intended use.) |
| ✓ Yes | Yes |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | |
| | artnership, or LLC Self Other |
| Brothers and Sisters Grandparents a Ex-spouse Parents and Ch | |
| Ex-spouse Parents and Ch 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) |
| \$43.565 | Yes Vo \$ |
| 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 |
| Yes No | 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 |
| 415 Michigan Ave and Lot 2 Inavale, NE 68952 | Same as Grantee |
| 18a No address assigned 18b Vacant land | |
| 20 Legal Description (Attach additional pages, if needed.) | |
| See attached | |
| See attached | |
| | |
| 21 If agricultural, list total number of acres transferred in this transaction | |
| 22 Total purchase price, including any liabilities assumed | |
| 23 Was non-real property included in the purchase? | 63,000 ¹ 00 |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i | nstructions) |
| 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 |
| | nt 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. Korv McCracken | (402) 746 2612 |
| Print or Type Name of Grantee or Authorized Representative | (402) 746-3613 Phone Number |
| sign | Attorney 7/28/23 |
| here Signature of Grantee or Authorized Representative | Title |
| Register of Deed's Use On | ly For Dept. Use Only |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | |
| | 28 Recording Data |
| Mo. 1 Day 8 Yr. 23 \$ 141.75 Nebraska Department of Revenue | 28 Recording Data BK 2023, Pg 1445 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) |

County Surveyor's Lot No. 3A in the Southeast Quarter (SE½) 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.

| 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 28 day |
| of \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ |
| o'clock AM. Recorded in Book 2023 |
| on Page 1445-1446 |
| Obboutaria County Clerk |
| 16.06 0 0 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 (SE½) 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 (SE½) 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

Dennis Peters

STATE OF VINGPIA, 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 <u>2-28</u> 2026

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

If no, please explain

Agriculture

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 X 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 __XNo If yes, explain (SELLER/BUYER) Did this sale involve a trade or exhange of property? ___Yes X_No If yes, please explain (SELLER) Was the property made available to other potential purchasers? ___Yes 1 No

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,

| 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 X_No If yes, please explain |
| (SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property? \underline{X} Yes $\underline{\hspace{1cm}}$ No If yes, please explain $\underline{\hspace{1cm}}$ |
| (BUYER) Do you own other property nearby?Yes X No If yes, did it influence what you paid for the property?YesNo |
| (SELLER/BUYER) What influenced your sale/purchase? |
| (SELLER/BUYER? Do you think this property sold for its full market value? X YesNo |
| (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)?YesNo 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: Jami Someone man Buyer/Seller (circle one) |
| Phone # Date: 7/28/2023 |
| |

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

621 N CEDAR

RED CLOUD, NE 68970 Phone: (402) 746-2717

Agricultural Land Sales Worksheet

| Part | Cnty No. | Во | ok | Page | Sale | Date | School District Code | | | | | | | | | | |
|--|-----------------|-----------|-------------|--------------|------------|--------------------|----------------------|---|--------------|--------------|---------|-------|----------|------|--------|------|---------|
| D02314000 | 91 | 20 | 23 | 1445 | 7/28 | /2023 | 023 Base: 91-0002 | | 02 | Affi | liated: | | | Unif | ied: | | |
| Name | Location | ID | Sale | Number | Useability | seability & Code # | | | | | Parce | ı N | umber | | | | |
| Land Improvements Total Date of Sale Property Type Zoning Location City Size Parcel Size 27,515 28,910 56,425 Status Property Type Zoning Location City Size Parcel Size LCG ACRES: VALUE: LCG ACRES: VALUE: TG ACRES: VALUE: | 0023140 | 000 | | 198 | 1 | | GeoCde | Twn | Rng | Sec | t Qı | rt | Subdiv | Area | Blk | Pa | arcel |
| 27,515 28,910 56,425 Status Property Type Zoning Location City Size Parcel Size City Size Parcel Size Pa | | D | ate of S | ale Assessed | Value | lue 4 | | 2 | 12 | 34 | 4 00000 | | 000 | | 00 | 000 | |
| Note | Land | | Imp | provements | Te | otal | | Date of Sale Property Classification Code | | | | | | Code | | | |
| LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1AI GRASSLAND 1G 2.890 2,515 2AI 2GI 2GI </td <td>27</td> <td>,515</td> <td></td> <td>28,910</td> <td></td> <td>56,425</td> <td>Status</td> <td>Proj</td> <td>erty Ty</td> <td>pe</td> <td>Zonir</td> <td>ıg</td> <td>Location</td> <td>Cit</td> <td>y Size</td> <td>Parc</td> <td>el Size</td> | 27 | ,515 | | 28,910 | | 56,425 | Status | Proj | erty Ty | pe | Zonir | ıg | Location | Cit | y Size | Parc | el Size |
| IRRIGATED 1A1 GRASSLAND 1G1 C | | | Irrigat | ion Type: | | | A) 2 | B) | 01 | | c) 5 | ; | D) 3 | E) | 0 | F) | 5 |
| 1A 1G 2.890 2,515 2A1 2G1 2G1 2G1 2A2 2G 3G1 3G1 3G1 3A3 3G3 3G4 | LCG | | | ACRES: | VAI | UE: | | LCG | | | A | CRI | ES: | | VALI | JE: | |
| 2A1 2G1 2A 2G 3A1 3G1 3A 3G 4A1 4G1 4A2 4G1 4A3 4G3 4A4 4G3 4A5 4G4 4A6 4G4 4A7 4G4 4A8 4G4 4A9 4G4 </td <td>IRRIGATE</td> <td>D 1A1</td> <td></td> <td></td> <td></td> <td></td> <td>GR</td> <td>ASSLA</td> <td>ND 10</td> <td>G1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | IRRIGATE | D 1A1 | | | | | GR | ASSLA | ND 10 | G1 | | | | | | | |
| 2A | | 1A | | | | | | | 1 | lG | | | 2.890 | | | 2, | 515 |
| 3A1 3G1 3A 3G 4A1 4G1 4A2 4G3 DRYLAND 1D1 Shelterbelt/Timber 1D Accretion 2D1 Waste 2D2 Other 3D3 AG LAND TOTAL 2.890 2,515 3D4 Farm Sites 4D6 Home Sites 1.000 25,000 Recreation Recreation | | 2A1 | | | | | | | 20 | G1 | | | | | | | |
| 3A | | 2A | | | | | 2G | | 2G | | | | | | | | |
| AAI | | 3A1 | | | | | 3G1 | | G1 | | | | | | | | |
| AA | | 3A | | | | | 3G | | 3G | | | | | | | | |
| 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 1.000 25,000 4D Home Sites 1.000 25,000 Recreation Other Other | | 4A1 | | | | | | | 40 | G1 | | | | | | | |
| Accretion Accr | | 4A | L | | | | | | 2 | 1G | | | | | | | |
| 2D1 Waste | DRYLANI | O IDI | | | | | Ç. | Shelterbe | elt/Timb | er | | | | | | | |
| 2D Other | | 1D | | | | | | | Accretic | on | | | | | | | |
| 3D1 AG LAND TOTAL 2.890 2,515 3D Roads 0.240 4D1 Farm Sites 1.000 25,000 4D Recreation Recreation Dwellings 28,420 Other The company of the com | | 2D1 | | | | | | | Was | ste | | | | | | | |
| 3D Roads 0.240 4D1 Farm Sites 1.000 4D Home Sites 1.000 Recreation Recreation Dwellings 28,420 Other | | 2D | | | | | | | Oth | ner | | | | | | | |
| 4D1 Farm Sites 4D Home Sites 1.000 25,000 Recreation Recreation Dwellings 28,420 Other | | 3D1 | - | | | | AG LAND TOTAL | | \mathbf{L} | | | | | | 2, | 515 | |
| 4D Home Sites 1.000 25,000 Recreation Dwellings 28,420 Other | | 3D | | | * · · | | Roads | | ds | | (| 0.240 | | | | | |
| Recreation Dwellings 28,420 Other | | 4D1 | | | | | Farm Sites | | es | | | | | | | | |
| Dwellings 28,420 Other | | 4D |) | | | | Home Sites | | es | | : | 1.000 | | | 25, | 000 | |
| | AND THE RESERVE | | | | | | | R | Lecreation | on | | | | | | | |
| Outhwildings 1 040 NI AC TOTAL 1 040 OF 000 | | | | | | 28,420 | | | Oth | er | | | | | | | |
| Outbuildings 490 Non-AG TOTAL 1.240 25,000 | Out | buildings | 5 | | | 490 | No | n-AG | ГОТА | \mathbf{L} | | | 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) |

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

| | The deed will not be r | ecorded unless this statem | ent is signed and items 1-25 a | are accurately completed. | |
|--|--|--|--|--|------------------------------------|
| 1 County Name | 2 County I | | 3 Date of Sale/Transfer | 4 Date of Deed | 5 2023 |
| | WEBSTER - 91 | All the second | Mo. 7 Day 35 Yr. | | 25 Yr. 2023 |
| 5 Grantor's Name, Ad Grantor's Name (Selle | idress, and Telephone (Pleas r) | e Print) | 6 Grantee's Name, Address, a | | |
| John F. Soucek | , Jr | W. C. | Grantee's Name (Buyer) Soucek Family Farms | | |
| Street or Other Mailing c/o Jeanne Kra | 468 Road U | | Street or Other Mailing Address 860 Road X | | |
| Campbell | State NE | Zip Code 6892 | | State NE | Zip Code 68928 |
| Phone Number (402) 984-0172 | | | (402) 756-1019 If | the grantee a 501(c)(3) organizati Yes, is the grantee a 509(a) found | |
| Email Address n/a | | | Email Address n/a | | |
| | ation Number. Check one box | | if property is also a mobile home | 9. | |
| (A) Status | | | B) Property Type | | (C) |
| ☐ Improved☐ Unimproved☐ IOLL | Single Family Multi-Family Commercial | Industrial Agricultural Recreational | Mineral Interests-Nonproducin Mineral Interests-Producing | State Assessed Exempt | Mobile Home |
| 8 Type of Deed | Conservator | Distribution | and Contract/Memo Partition | Sheriff | Other |
| Bill of Sale Cemetery | Corrective Death Certificate – Transfer of | | Lease Personal Mineral Quit Clair | C 17 Mar Land Control | |
| 9 Was transfer par kind exchange (I. | R.C. § 1031 | | | | sfer on Death |
| Exchange) by buye | r or seller? Auctio | | | | tee to Beneficiary er (Explain) |
| 11 Was ownership tran | sferred in full? (If No, explain th | | 12 Was real estat | e purchased for same use? (If No | |
| | No | | Yes [| No | |
| | | | elatives? (If Yes, check the appropria | | |
| Yes ✓ | No Aunt or Uncle to Nie | = | , Partnership, or LLC Self s and Grandchild Spou | Other | |
| | Ex-spouse | Parents and | | parent and Step-child | |
| 14 What is the current r | narket value of the real propert | y? | 15 Was the mortgage assumed | ? (If Yes, state the amount and int | erest rate.) |
| \$50,000 | | | ☐Yes ✓ No \$ | And the second s | % |
| 16 Does this conveyand | ce divide a current parcel of land No | d? | 17 Was transfer through a real of the agent or title company | estate agent or a title company? (/ contact.) | |
| 18 Address of Property | | | THE RESERVED IN COMMENDED IN CONTRACT OF THE PARTY OF THE | n to Whom the Tax Statement Sho | ould be Sent |
| Ag land | | | Grantee | | |
| 18a 🔽 No address as | signed 18b 🗸 Vacant la | and | | | |
| | ttach additional pages, if neede | | | | |
| The South 10 | acres of the Nort | h Half of the Northe | ast Quarter (N1/2NE | 1/4) of Section Twe | nty (20), |
| rownship Fo | ui (4) Nortii, Rang | e Eleven (11) wes | of the 6th P.M., Web | oster County, Nebra | ska |
| 21 If agricultural, list tota | al number of acres transferred i | n this transaction 10+- | | | |
| | | | | 22 \$ | 50,000.00 |
| | erty included in the purchase | | | \$ | - 60,000,00 |
| | | | e instructions) | | |
| 24 Adjusted purchas | e price paid for real estate | (line 22 minus line 23) | | 24 | 50,000,00 |
| | | ry stamp tax, list the exempti | | | |
| correct, a | and that I am duly authorized to | that I have examined this stated sign this statement. Soucek Family Farms, | nent and that it is, to the best of my | knowledge and belief, true, com | |
| Print on | ype Name of Grantee or Autho | | | West and the second | (402) 756-1019 Phone Number |
| sign | h 1) Sour. | P | member Gran | ntee | 7/ /2023 |
| here Signatur | e of Grantee or Authorized Rep | resentative | Title | | Date |
| | | Register of Deed's Use | Only | | For Dept. Use Only |
| 26 Date Deed Recorded | 1 7) - | Stamp or Exempt Number | 28 Recording Data |) | |
| Mo. 1 Day 3 | 1 Yr. 23 \$ Ex | empt 456 | BK 2023, Kg | 1465 | |
| Nebraska Department of Rev Form No. 96-269-2008 10-20 | enue 20 Rev. Supersedes 96-269-2008 Re | ev 6-2019 | ,) | | . Stat. §§ 76-214, 77-1327(2) |

| | BOOK <u>2023</u> PAGE 1465 |
|--|---|
| State of Nebraska County of Webster ss. | |
| Intered on the numerical index and filed for record in the Clerk's office of said county this 31 day of 10.24 o'clock 10.24 o'clock 10.25 or Page 1465 Ounty Clerk 10.90 Ounty Clerk SEXEM | BRASKA DOCUMENTARY STAMP TAX 7-31-23 PATTO BY OLD |
| Return to: Theobald Law Office O Box 423 Led Cloud, NE 68970 | |
| WARRANTY DEED |) |
| John F. Soucek, Jr., Grantor, in consideration of ONE I valuable consideration received from Grantee, Soucek Limited Liability Company, conveys to Grantee, the foldefined in Neb. Rev. Stat. 76-201): | Family Farms, LLC, a Nebraska |
| The South Ten (10) acres of the North Half of the (N½NE ¼) of Section Twenty (20), Township Eleven (11) West of the 6th P.M., Webster Cou | Four (4) North, Range |
| Grantor covenants, jointly and severally, with Grantee | that Grantor: |
| is lawfully seised of such real estate and that has legal power and lawful authority to con warrants and will defend title to the real est persons. | vey the same; |
| 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 by Jeanne Kral, Attorney in Fact for John F. Soucek, Jr. | efore me on July 25, 2023 by |

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

Agricultural Land Sales Worksheet

| Cnty No. | Bo | ok | Page | Sale | Date | School District Code | | | | | | | | | | | |
|---------------------------------------|------------|----------|--------------|------------|---------------------|----------------------|---------------------------------|--------------|---------------|-------------|-------|-------------|------------|--------|-----|----------|--|
| 91 | 20 | 23 | 1465 | 7/25 | 7/25/2023 | | 1-01 | 23 | Affi | liated: | | | Unif | ied: | | | |
| Location | Ю | Sale | Number | Useability | Iseability & Code # | | Parcel Number | | | | | | | | | | |
| 0021116 | 500 | : | 199 | 4 | 05 | GeoCde | Twn | Rng | Sec | t Qrt | | Subdiv | Area | Blk | P | arcel | |
| | D | ate of S | ale Assessed | Value | ue | | 4 | 11 | 20 |) 1 | (| 00000 | 1 | 000 | 0 | 480 | |
| Land | | Imp | provements | T | otal | | Date of Sale Property Classific | | | | | Classifica | ation Code | | | | |
| 225 | ,175 | | | 2 | 225,175 | Status | Proj | erty Ty | pe | Zoning | | Location | Cit | y Size | Par | cel Size | |
| | | Irrigat | tion Type: | | | A) 2 | B) | 05 | | c) 5 | | D) 3 | E) | 0 | F) | 9 | |
| LCG | | | ACRES: | VAI | .UE: | | LCG | | | AC | RE | ES: | | VAL | UE: | | |
| IRRIGATE | ED 1A1 | - | | | | GR | ASSLA | ND 10 | G1 | | | | | | | | |
| | 1 <i>A</i> | | | | | _ | |] | IG | | | | | | | | |
| | 2A1 | - | | | | | | 20 | G1 | | | | | | | | |
| | 2A | | | | | 2G | | | 2G | | | | | | | | |
| | 3A1 | | | | | 3G1 | | G1 | | | | | | | | | |
| | 3A | | | | | 3G | | 3G | | | | | | | | | |
| | 4A1 | | | | | | | 40 | G1 | | | | | | | | |
| | 4A | | | | | | | 2 | 4G | | | | | | | | |
| DRYLANI | D 1D1 | | 14.420 | | 37,490 | 5 | Shelterbe | elt/Timb | per | | | | | | | | |
| | 1D | | | | | | | Accreti | on | | | | | | | | |
| | 2D1 | | 65.300 | 1 | 169,780 | | | Was | ste | | | | | | | | |
| | 2D | + | 6.810 | | 15,560 | | | Oth | - | | | | | | | | |
| | 3D1 | | | | | AG LAND TOTAL | | \mathbf{L} | | 87 | 7.970 | | 2 | 25, | 175 | | |
| · · · · · · · · · · · · · · · · · · · | 3D |) | | | | Roads | | | | | | | | | | | |
| | 4D1 | | · | | | Farm Sites | | tes | | | | | | | | | |
| | 4D |) | 1.440 | | 2,345 | Home Sites | | | | | | | | | | | |
| | | | | | and the second | | F | Lecreati | on | | | | | _ | | | |
| • | wellings | | · | | | Other | | | \rightarrow | | | | | | | | |
| Out | ouildings | | | | | No | n-AG | ГОТА | Γ | | | | | | | | |

| 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) |

Good Life. Great Service.

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

521

| DEPARTMENT OF REVEN | | ice is needed, add | | | | | | | | | |
|--|--|---------------------------------------|-----------------------|--|---------------------|----------------------|-----------------------|--------------------------------|---------------------------|------------------------|-------------|
| | The deed will not be re | | s statemen | , | | | | _ | | | |
| 1 County Name | 2 County Ni WEBSTER - 91 | imber | | | f Sale/Trar 08 | | r. 2022 | Date of De Mo | ea | 28 _{Yr.} 2023 | į |
| T. Comptonio Names As | | Duinel | | | | | , and Telephon | | | Yr | - |
| Grantor's Name (Selle | idress, and Telephone (Please r) | ring | | Grantee's | Name (B | Buver) | | · · | | | |
| Jenifer D. Klein | , P.R. | | | Grantee's Name (Buyer) Jenifer D. Klein and David A. Klein, each an undivided 1/2 int. | | | | | | | |
| Street or Other Mailing 2638 W. 400 N | orth | | | | | iling Addre North | ·SS | | | | |
| City Hurricane | State UT | Z | ip Code 84737 | City Hurric | | , | | State UT | | Zip Cod 84 | |
| Phone Number (408) 772-7407 | | | | (408) | 772-74 | .07 | is the grantee a | a 501 (c)(3) o antee a 509(| rganizatior a) foundat | | 1 No |
| Email Address | | | | Email Ad | dress | | <u></u> | | ·· | | |
| 7 Property Classifica | ation Number. Check one box i | n categories A and B | . Check C if | property | is also a r | nobile ho | me. | | | - | |
| (A) Status | | 3 | | Propert | | | | | | (C) | |
| ✓ Improved | Single Family | Industrial | | Minera | Interests- | -Nonprodu | cing [| State Ass | essed | Mobile I | Home |
| Unimproved | Multi-Family | Agricultural | | Minera | Interests- | -Producing | | Exempt | | <u> </u> | |
| IOLL | Commercial | Recreational | | | | | | | | | |
| 8 Type of Deed | Conservator | Distribut | | nd Contrac | t/Memo | Partitic | = | Sheriff | Ot | her | |
| Bill of Sale | Corrective | Easeme | == | ase | | = | | rust/Trustee | | | |
| 9 Was transfer par | Death Certificate – Transfer or t of IRS like- 10 Type of Tra | | | neral | Irrevocah | Quit Cl | Revocable Tr | Varranty | Transf | fer on Death | |
| kind exchange (I. Exchange) by buye | R.C. § 1031 | Easement | = | Osure [| Life Esta | _ | Sale | usi | = | e to Beneficiary | |
| | Seller No Court D | = | | or Trust | Partition | | Satisfaction o | of Contract | = | (Explain) | |
| 11 Was ownership tran | sferred in full? (If No, explain the | | | | | | | for same us | | state the intended | d use.) |
| Yes | No | | | | | ∠ Yes | No | | | | |
| | tween relatives, or if to a trustee, | | • | • | | | • | | 1 - | | |
| ✓ Yesl | No Aunt or Uncle to Nied | . = | amily Corp., F | - | | ∐ Se | | L_ | Other _ | | |
| | Brothers and Sisters | | randparents : | | CITEO | = : | ouse | ton obild | | | |
| 14 What is the current | Ex-spouse | | arents and Ch | | the morter | | ep-parent and S | | at and into | root rote \ | |
| \$546,360 | market value of the real property | <i>(</i> | | - | | age assum No | ed? (If Yes, sta | te ine amour | n and inte | • | ·/ |
| | ce divide a current parcel of land | ? | - | . — | | | | or a title con | npany? (If | Yes, include the | name |
| Yes 🗹 | · | | | | | | any contact.) | Yes | | | No |
| 18 Address of Property | | | | 1 | | | rson to Whom ti | | ment Shou | | |
| | | | | l | | | David A. Kle | ein | | | |
| | | | | 2638 W. 400 North | | | | | | | |
| 18a No address as | - | | | Hurricane, UT 84737 | | | | | | | |
| | Attach additional pages, if needed | | ما المحامم المن | | <i>(</i> -i | . d 1/ | _11_ 2/1_i | :c L | | L . 184 . | |
| | 4 11-3-10, Webster Co., | | | | | | | | | , by Warrant | À |
| Deed recorded | at Book 97, Page 655, F | ecoras in the Oi | nce or the | County | Clerk | or vveps | iter County, | Nebrask | a. | | |
| 21 If agricultural list to | al number of acres transferred in | this transaction | 226.44 | | | | | | | | |
| | | | | • | | | | 1 16 | - | | |
| • | rice, including any liabilities | | | | | | | . 22 | | Į. | 0 |
| | perty included in the purchase | | | * | 3 | | | \$ | | | |
| ∐ tes [✔] t | lo (If Yes, enter dollar amount | and allach itemized | ı iist.) (<u>see</u> | Instruction | <u>ons)</u> | • • • • • • • | • • • • • • • • • • • | . 23 | | i | |
| 24 Adjusted purcha | se price paid for real estate (| line 22 minus line 2 | 3) | | | | | . 24 | | l | 0 |
| 25 If this transfer is | exempt from the documenta | y stamp tax, list the | e exemption | number | 15 | | | | | | |
| Ur | nder penalties of law, I declare | that I have examined | this stateme | ent and tha | t it is, to t | he best of | my knowledge | and belief, t | true, comp | lete, and | |
| correct, Henr | and that I am duly authorized to y C. Schenker | sign this statement. | | | | | | | | (308) 425-6 | 3773 |
| | Type Name of Grantee or Author | ized Representative | | | | | | | | Phone Number | 1210 |
| sign (| Henry C. Sol | DARRON | | | | At | torney | | | 07/31/202 | 23 |
| here Signatu | re of Grantee of Authorized Rep | resentative | | Title | | | <u> </u> | | | Date | |
| 11010 | ~ | Dogistor of D- | dia Has O | nh: | | | | | | FD | |
| 26 Date Deed Recorde | d . 27 Value of S | Register of Dee tamp or Exempt Num | | | rding Data | 1 0 | | | | For Dept. Use (| Jnly |
| Mo Day | 31 yr 23 \$ Fx | not#15 | | RK | 2023 | 3 H 11 | 466 | | | | |
| Nebraska Department of Re | evenue | (| | ٠٠٠١ | | 1.4. | 146 | Authorized b | y Neb. Rev. | Stat. §§ 76-214, 77- | -1327(2) |
| rorm No. 96-269-2008 10-2 | 020 Rev. Supersedes 96-269-2008 Re G | w.6-2019 rantee—Retain a | a copy of th | his docu | _n 2023 , | Jul 31 1 | 10:54 AM | Ex015 | Book 2 | 2023 Page 1 | 1466 |
| | | | | | | | | | | | |

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/31/23 Ex015 By AS

BK 2023, Pg 1400

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., 2023, at 10:54 o'clock AM. Recorded in Book 2023 on Page 1466

County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

When recording is completed, please return to: DUNCAN, WALKER, SCHENKER & DAAKE, P.C., L.L.O. P.O. Box 207 Franklin, NE 68939

DEED OF DISTRIBUTION \mathbf{BY} PERSONAL REPRESENTATIVE

JENIFER D. KLEIN, Personal Representative of the Estate of JO ANN KLEIN, Deceased, pursuant to appointment by the County Court of Harlan County, Nebraska, in Case No. PR22-22, GRANTOR, conveys and releases to JENIFER D. KLEIN and DAVID A. KLEIN, each an undivided one-half (1/2) interest as tenants in common, GRANTEES, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201) in Webster County, Nebraska:

The Northeast Quarter (NE1/4) and the East Half of the Northwest Quarter (E½NW¼) of Section Eleven (11), Township Three (3), North, Range Ten (10), West of the 6th P.M. in Webster County, Nebraska, except for 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.

subject to easements and restrictions of record.

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

Executed: July 28, 2023.

Jenifer D. Klein, Personal Representative of the Estate of Jo Ann Klein, Deceased.

STATE OF NEBRASKA)ss.

FRANKLIN COUNTY

The foregoing instrument was acknowledged before me on July 28, 2023, by Jenifer D. Klein, Personal Representative of the Estate of Jo Ann Klein, Deceased.

GENERAL NOTARY - State of Nebraska MACHELLE A. HAVENRIDGE My Comm. Exp. October 30, 2026 Machelle a. Hovenberg

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | Sal | Sale Date S | | | School District Code | | | | | | | |
|--------------------------|------------|------------|--------------|------------|--------------------|-------------|----------|----------------------|--------------|----------|-------|-----------|------------|--------|-------------|
| 91 | 20 | 23 . | 1466 | 8/12 | 8/12/2022 | | 91-00 | 74 | Aff | filiated | d: | | Unif | ied: | |
| Location | ID | Sale | Number | Useability | seability & Code # | | | | | Par | | | | | |
| 0016039 | 02 | : | 200 | 4 | 05 | GeoCde | Twn | Rng | Se | ect | Qrt | Subdiv | Area | Blk | Parcel |
| | D | ate of S | ale Assessed | Value | | 4243 | 3 | 10 | 1 | 1 | 0 | 00000 | 000 1 | | 0000 |
| Land | | Imp | provements | T | otal | | D | ate of | Sale | e Proj | perty | Classific | ation (| Code | |
| 400 | ,585 | | | | 400,585 | Status | Proj | perty Ty | ре | Zo | ning | Location | Cit | y Size | Parcel Size |
| | | Irrigat | tion Type: | | | A) 2 | B) | 05 | | C) | 5 | D) 3 | E) | 0 | F) 10 |
| LCG | | 1 | ACRES: | VAI | LUE: | | LCG | | | | ACR | ES: | | VAL | UE: |
| IRRIGATE | D. 1A1 | l ' | | | | GR | ASSLA | ND 10 | GI | | 4 | 2.210 | | | 59,090 |
| • | 1 <i>A</i> | | | | | | | | 1G | 41.980 | | | 41.980 58, | | |
| | 2A1 | L | | | | | | 20 | GI | 17.330 | | | | | 24,260 |
| | 2A | <u> </u> | | | | 2G | | 2G | | | | | | | |
| | 3A1 | L | | | | 3G1 | | GI | | | | | | | |
| | 3A | | | | | 3G | | 3G | | | | | | | |
| | 4A] | L | | | | | | 40 | GI | | | | | | |
| | 4A | 7 | | | | | | 2 | 4G | | | | | | |
| DRYLANI |) 1D1 | [| | | | , | Shelterb | elt/Timb | рег | | | | | | |
| | 10 |) | 20.990 | | 54,575 | | | Accreti | on | | | | | | |
| | 2D1 | ! | 3.630 | | 9,440 | | | Was | ste | | | 0.010 | | | 5 |
| | 2 D | | 38.450 | | 87,860 | | | Otl | | | | | | | |
| | 3D1 | L | 32.270 | | 73,735 | AG L | AND T | FOT A | \mathbf{L} | | | 1.740 | | 4 | 08,270 |
| | 3E | | | | | Roads | | ıds | | | 4.700 | - | | | |
| | 4D1 | L . | 13.710 | | 22,345 | Farm Sites | | tes | | | | | | | |
| or and the second second | 4D |) | 11.160 | | 18,190 | Home Sites | | | | | | | | | |
| | | | | 100 | | | F | Lecreati | on | | | | | | |
| | wellings | | | | | | | Otl | | | | | | | |
| Out | ouildings | \$ | | | | No | n-AG | ГОТА | \mathbb{L} | | | 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 Comm | nents: | | | | | | | |
| 001603902 | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | (Continue on back) | | | | | | | |

Good Life. Great Service.

Real Estate Transfer Statement 20\ • To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM 521

DEPARTMENT OF REVENUE

| 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 | d. |

| | 1110 0000 1111 1101 20 1000 | | | | | | | | | | |
|---|--|--|---------------------|--|---|------------------------------------|--|--|--|--|--|
| 1 County Name | 2 County Num WEBSTER - 91 | ber | | 3 Date of Sa Mo 07 | e/Transfer Day 25 | | 4 Date of Deed 07 Mo Day | 25 _{vr} 2023 | | | |
| 5 Grantor's Name, Ad | ddress, and Telephone (Please Pr | int) | | | | | ne (Please Print) | | | | |
| Grantor's Name (Selle John and Mega | r) an Ord | · · · · · · · · · · · · · · · · · · · | | Grantee's Name (Buyer) John and Megan Ord | | | | | | | |
| Street or Other Mailing 506 S Main Str | | | | Street or Other Mailing Address 506 S Main Street | | | | | | | |
| City Smith Center | State KS | ode 5967 | | | | | | | | | |
| Phone Number (402) 469-1272 | | | | Phone Numb (402) 469 | | | a 501(c)(3) organiza grantee a 509(a) four | ation? Yes No | | | |
| Email Address n/a | | | | Email Addres | | in ree, ie tile g | , amee a eee (a, real | 100 8 | | | |
| 7 Property Classifica | ation Number. Check one box in o | ategories A and B. Che | eck C if | property is al | so a mobile h | iome. | | | | | |
| (A) Status | | 3 | | Property Ty | | | | (C) | | | |
| ✓ Improved | Single Family | Industrial | Г | | rests-Nonproc | ducing | State Assessed | Mobile Home | | | |
| Unimproved | Multi-Family | Agricultural | Ē | Mineral Inte | rests-Producir | ng | Exempt | _ | | | |
| ☐ IOLL | Commercial | Recreational | | | | -11 | | | | | |
| 8 Type of Deed Bill of Sale Cemetery | Conservator Corrective Death Certificate – Transfer on D | Distribution Easement eath Executor | Lan Lea Min | | Pers | onal Rep. | Sheriff Trust/Trustee Warranty | Other | | | |
| 9 Was transfer par kind exchange (I. Exchange) by buye Buyer | R.C. § 1031 | Easement | Foreclo Gift Granto | Life | vocable Trust Estate tition | Revocable T Sale Satisfaction | Tru | ansfer on Death ustee to Beneficiary her (Explain) Create JT | | | |
| | sferred in full? (If No, explain the di No | vision.) | | | 12 Was real € ✓ Yes | estate purchased No | d for same use? (If N | lo, state the intended use.) | | | |
| ✓ Yes □ | tween relatives, or if to a trustee, ar No Aunt or Uncle to Niece or Brothers and Sisters Ex-spouse market value of the real property? | or Nephew Family Grandp | Corp., P | artnership, or I and Grandchild iild | LC S | Self Spouse Step-parent and | Othe | и | | | |
| 16 Does this conveyand Yes | ce divide a current parcel of land? No | | | | | real estate agen pany contact.) | t or a title company? | (If Yes, include the name | | | |
| 18 Address of Property 635 N Walnut S Red Cloud, NE | | | | | Address of P AS grante | | the Tax Statement S | hould be Sent | | | |
| 18a No address as | | | | | | | | | | | |
| The South F (5), LeDuc's | utach additional pages, if needed.) orty feet (S40') of Lo Addition to Red Clou al number of acres transferred in th | id, Webster Co | the Nounty | North Thi | rty feet (ska. | (N30') of I | Lot Three (3 |), Block Five | | | |
| 22 Total purchase p | rice, including any liabilities ass | sumed | | | | | 22 \$ | 0.00 | | | |
| 23 Was non-real prop | perty included in the purchase? | | | | | | \$ | 0,00 | | | |
| | o (If Yes, enter dollar amount ar se price paid for real estate (line | | | | | | \$ | 0100 | | | |
| | | | | 5 | a. | | 24 | 0 00 | | | |
| Un correct, a | exempt from the documentary state penalties of law, I declare the and that I am duly authorized to sight B. Garwood | it I have examined this s | | number | | of my knowledge | e and belief, true, co | mplete, and (402) 746-3613 | | | |
| sign Print or | Type Name of Grantee or Authorize | d Representative | · | | ۸ | ttornov | | Phone Number | | | |
| 3 | re of Grantee of Authorized Repres | entative | = | Title | A | ttorney | | July 25, 2023 Date | | | |
| here ' Signatur | | | | | New World History Leaves Le | | nicetic control of the control of th | | | | |
| 26 Date Deed Recorder Mo Day 3 | Yr. 23 S Value of Star \$ Exec | Register of Deed's Long or Exempt Number | | 28 Recording BKa | | 1467 | | For Dept. Use Only | | | |
| lebraska Department of Re | | 2010 | | | /** | | Authorized by Neb. R | ev. Stat. §§ 76-214, 77-1327(2) | | | |

| State of Nebraska County of Webste | ¹ }ss. |
|---------------------------------------|--|
| County of Webste | Entered on the |
| numerical index a | and filed for record in the |
| | |
| | D., 2023, at 11:4 Recorded in Book 2023 |
| | A 1 |
| on Page 140 | County Clerk |
| 10.00 | O (1) Deputy |
| led Comp | _AssessorCarded |

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-23
\$ txongt = 8y a D

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

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 12-9-9036

A GENERAL NOTARY - State of Nebrasica DAVID B. GARWOOD My Comm. Exp. December 2, 2026

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | | Sale | Date | | 10 00 | | S | cho | ol Dis | tri | ict Code | | | | |
|---------------------|-----------|-------------------|---------------|-------------------------|---------|--------------|----------|--------------------------------|-------------|------------------------|--------|--------|-------------|----------------|---------------------|--------------|---------|---------|
| 91 | 20 | 23 | 1467 | 7 | 7/25 | /2023 | Base: 9 | 0002 | Aff | iliate | ed: | | | Unif | ied: | | | |
| Location | ID | Sale | Number | Useability & Code # | | | | | | | Pa | rcel N | Vш | mber | | | | |
| 000138600 201 | | 201 | 4 | | 05 | GeoCde | Tw | n Rng | Se | ct | Qrt | 5 | Subdiv | Area | Blk | Pa | arcel | |
| | D | ate of S | ale Assessed | Value | | ,,,,,, | 4371 | | | 0 | 0 | 0 | 1 | 0025 | | 005 | 00 | 000 |
| Land | [| Imp | provements | | Te | otal | | | Date of | Sale | Pro | perty | y C | lassifica | tion (| Code | | |
| 1 | ,530 | | 59,150 | | | 60,680 | Status | I | Property Ty | roperty Type Zoning Lo | | | | Location | ion City Size Parce | | | el Size |
| Assessor Lo | cation: | RED | CLOUD (R | .C) | | | A) 1 | В | 3) 01 | 01 C) 1 D) | | | D) 1 | E) | 6 | F) | 1 | |
| | | | | | | | | | C | ommer | cial | | | | | | | |
| | Mu | ltiple Im | provements: | Multiple. | Improv | ements.: | | | Multiple | Impr | oven | ents.: | | | | | | |
| | | Constr | uction Date: | Construc | ion Da | .e: 19 | 56 | | Construc | tion I | Date: | | | | | | | |
| · | | | Floor: | Floor Sq. | Ft. : | 1,1 | 20 | | Floor Sq | . Ft. : | | | | | | | | |
| | | Buildir | ig Cost New: | Cost: | | 109,4 | 10 | | Cost: | | | | | | | | | |
| Single Family | y Style: | 101 | | Resider | rtial C | ondition: 30 |) | | Comme | ercia | l Oct | cupan | cy (| Code: | | | | |
| (100) 🗆 Mo | bile Hor | me | | (10) □ | l W | om Out | | | Primary | : | | Ot | the | r1: | (| Other2: | | |
| (101) 🗷 On | | (20) Badly Worn | | | | | | Commercial Construction Class: | | | | | | | | | | |
| (102) Two Story | | | | (30) 🗷 | Av | erage | | | (1) | * | | | | | | | | |
| (103) ☐ Split Level | | | | (40) □ | l Go | od | | | (2) |] Re | einfo | rced C | on | icrete Fra | me | | | |
| (104) 🗆 1 1/2 Story | | | | (50) □ | l Ve | гу Good | | | (3) |] M | ason | гу Веа | arin | ıg Walls | | | | • |
| (111) 🗆 Bi-Level | | | | (60) □ | Ex | cellent | | | (4) | J W | ood | or Ste | el F | Framed E | xt. Wa | ls | | |
| (106) □ Other | | | | | | | | | (5) E | l M | etal l | Frame | an | d Walls | | | | |
| Townhouse o | r Duple | x Style: | | Residential Quality: 30 | | | | | (6) E | l Po | le Fi | rame | | | | | | |
| (301) 🗆 On | e Story | | | (10) □ Low | | | | | Cost Ra | Cost Rank: | | | | C | onditi | on: | | |
| (302) 🗆 Tw | o Story | | | (20) | | | | | (10) □ Low | | | | () | (10) | | | | |
| (307) 🗆 11 | /2 Story | | | (30) 🗷 Average | | | | | (20) | (20) □ Average (20) □ | | | | | 20) 🗆 | l Badly Worn | | |
| (308) 🗆 Spl | lit Level | | | (40) □ Good | | | | (30) Above Average | | | | | (3 | (30) Average | | | | |
| (309) 🗆 21. | | | | (50) Urry Good | | | | | (40) | | | | | (4 | (40) 🗆 Good | | | |
| (304) 🗆 On | | | | (60) □ | Ex | cellent | | | | | | | | | | Very (| | |
| (305) 🗆 Tw | o Story I | Duplex | | | | | | | | | | | | ((| 50) 🗆 | Excell | ent | |
| Assessor's | s Adju | stmen | t to Sale Pr | rice (+ | or -) | : | | | | | | | | | | | | |
| | | | Reason for Ac | | | | | | | | | | | | | | | |
| JTWD; | ADDIN | IG SPO | OUSE TO E | PROPE | RTY | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Comments | from | • | | | | | | Com | ments: | | | | | | | | | |
| 000138 | | | | | | | <u>'</u> | COIII | ments: | | | | | | | | | |
| | · · · | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | (Cont | inue or | ı back) |

Good Life. Great Service.

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



DEPARTMENT OF REVENUE

| add an attachment and identify the applicable item number. |
|--|
| |

| The deed will not be recorded unless this statemen | t 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 17 Yr. 2023 4 Date of Deed Mo. 07 Day 17 Yr. 2023 | | | | | | |
| 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. Schriner | Grantee's Name (Buyer) Jeffrey and Terri Rose | | | | | | |
| Street or Other Mailing Address 1011 East 65th Street Place | Street or Other Mailing Address 301 Merchant Street | | | | | | |
| City State Zip Code NE 68847 | City State NE | Zip Code 68930 | | | | | |
| Phone Number (308) 440-2736 | Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) four | | | | | | |
| 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. | | | | | | |
| | Property Type | (C) | | | | | |
| Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Interests Intere | | | | | | | |
| 8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir | ise Personal Rep. Trust/Trustee | Other | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Buyer Seller No Court Decree Exchange Granto | DSURE Irrevocable Trust Revocable Trust Tr. Life Estate Sale Trust Partition Satisfaction of Contract O | ansfer on Death ustee to Beneficiary ther (Explain) | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes No | 12 Was real estate purchased for same use? (If N | No, state the intended use.) | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child | | | | | | | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and Yes No \$ | interest rate.) | | | | | |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No | | ? (If Yes, include the name | | | | | |
| 18 Address of Property Cowles, Webster County, Nebraska | 19 Name and Address of Person to Whom the Tax Statement S (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 (SE½) 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 | | | | | | | |
| 22 Total purchase price including any liabilities assured | 00 \$ | 22 22 22 | | | | | |
| 22 Total purchase price, including any liabilities assumed | \$ | 22,200,00 | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see i 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | S | 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 correct, and that I am duly authorized to sign this statement. David B. Garwood | nt and that it is, to the best of my knowledge and belief, true, co | | | | | | |
| Print or Type Name of Grantee or Authorized Representative | | - (402) 746-3613 Phone Number | | | | | |
| sign fred servood | Attorney | July 24, 2023 Date | | | | | |
| TIETE | 4.30004 | | | | | | |
| Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Recording Data | For Dept. Use Only | | | | | |
| 2 0 1 2 2 | 20 necording Data | I . | | | | | |
| Mo. 1 Day 31 Yr. 23 \$51.75 | BK 2023 Pg 1470 | | | | | | |

| State of Nebraska (ss. County of Webster (ss. Entered on the numerical index and filed for record in the Clerk's office of said county this (state of the property of 100 A.D., 20 23 at 100 o'clock (state of the property of | OCUMENTARY AP TAX T-31-23 By ab |
|--|--|
| JOINT TENANCY WARRANTY | DEED |
| Virginia L. Kepler, a single person, and Steven D. Schusband and wife, GRANTORS, in consideration of TWENTWO HUNDRED AND NO/100 DOLLARS (\$22,200.00), acknowledged, convey to Jeffrey Rose and Terri Rose, hust GRANTEES, the following described real estate (as defined The North 525 feet of County Surveyor's Lot Twelve (SE¼) of Section Four (4), in Township Two (2) Nothe 6th P.M., Webster County, Nebraska, AND Lots One (1), Two (2), Three (3), Four (4), Five (5), (8), Block Twenty-two (22), Original Town of Cowl Nebraska. | NTY-TWO THOUSAND receipt of which is hereby and and wife as joint tenants, d in Neb. Rev. Stat. 76-201): e (12) in the Southeast Quarter rth, Range Ten (10), West of Six (6), Seven (7) and Eight |
| GRANTORS covenant with the GRANTEES that GRANTO (1) are lawfully seized of such real estate and that it is free to roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the sam (3) warrant and will defend title to the real estate against the | from encumbrances, except |
| Executed: July | nia L Kepler epler |
| Steven D. Schriner Deanne Schrin | re Johnnes |
| STATE OF NEBRASKA, COUNTY OF WEBSTER) ss | |
| The foregoing instrument was acknowledged before to Virginia L. Kepler, a single person; and Steven D. Schriner. 13 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 | 1 Downs |
| STATE OF NEBRASKA, COUNTY OF BUFFALO) ss. | |
| The foregoing instrument was acknowledged before a Deanne Schriner. | me on July <u>/7</u> , 2023, by |

Comm. expires

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

Residential & Commercial Sales Worksheet

| Cnty No. | В | ook | Page | | | Sale | e Date | School District Code | | | | | | | | | | | | |
|-------------------------|-----------|---|---------------------|----------------|---------------------------------------|---------|------------------------------|----------------------|--|-----------------------------------|--------------------------------|--------------------------|---------|---------|------------|-------------|-------|----------|---------|----------|
| 91 | 20 |)23 | 1470 |) | 7, | /17 | /2023 | 2023 Base: 91- | | -0 | 002 | 002 Affiliated: Unified: | | | | | | | | |
| Location ID Sale Number | | | Useability & Code # | | | | | | | | Pa | arcel I | Nu | mber | | | | | | |
| 000806201 202 | | | 1 | | | GeoCde | 7 | Γwn | Rng | Se | ct | Qrt | | Subdiv | Area | Blk | F | arcel | | |
| 24-53- | D | ate of S | ale Assess | ed V | ⁷ alue | | | 4373 | | 2 | 10 | 4 | 1 | 4 | 5 | 0005 | 1 | 022 | 0 | 000 |
| Land | [| Imp | orovement | s | | Te | otal | | |] | Date of | Sale | Pr | opert | y C | Classific | ation | Code | | |
| 12 | ,400 | | | | | | 12,400 | Status | | Pı | roperty Ty | pe | z | oning | T | Location | С | ity Size | Par | cel Size |
| Assessor Lo | cation | RURA | L (RUR |) | · · · · · · · · · · · · · · · · · · · | | | A) 2 | | B) | 05 | | C) | 1 | | D) 1 | E) | 8 | F) | 6 |
| | | | | | | | Residentia | 1 | | | | | | | (| Commer | cial | | | |
| | Mu | ltiple Im | provement | s: M | fultiple. Ir | пргоч | ements.: | | | | Multiple. | Impr | roven | nents.: | | | | | | |
| | | Const | ruction Dat | e: C | onstructio | n Dat | te: | | | | Construc | ion I | Date | : | | | | | | |
| | | | Floo | r: F | loor Sq. F | t. : | | | | | Floor Sq. | Ft.: | | | | | | | | |
| | | Buildir | ıg Cost Nev | 7: C | ost : | | | | | | Cost: | | | | | | | | | |
| Single Family | y Style: | | | R | esidenti | al C | ondition: | | | | Comme | rcia | l Oc | cupan | су | Code: | | | | |
| (100) 🗆 Mo | bile Ho | me | | | 10) 🗆 | W | om Out | | | | Primary | | | 0 | the | rl: | | Other2: | | |
| (101) 🗆 On | e Story | | | (| 20) 🗆 | Ba | dly Worn | | | | Commercial Construction Class: | | | | | | | | | |
| (102) Two Story | | | (| (30) □ Average | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | | |
| (103) Split Level | | | (| 40) 🗆 | Go | ood | | | | (2) | Re | einfo | orced (| Con | ıcrete Fra | me | | | | |
| (104) □ 1 1/2 Story | | | (| 50) 🗆 | Ve | ry Good | | | | (3) | M | asor | пу Веа | arir | ng Walls | | | | | |
| (111) □ Bi-Level | | | (| 60) 🗆 | Ex | cellent | | | | (4) □ | W | ood | or Ste | el I | Framed E | xt. W | alls | | | |
| (106) 🗆 Otl | ner | | | | | | | | | | (5) | M | etal | Frame | an | d Walls | | | | |
| Townhouse o | r Duple | x Style: | | R | Residential Quality: | | | | | | (6) | Po | ole F | rame | | | | | | |
| (301) 🗆 On | e Story | | | (| (10) □ Low | | | | | | Cost Rank: | | | | | Condi | ion: | | | |
| (302) 🗆 Tw | | | | (| (20) | | | | | | (10) 🗆 Low (10 | | | | 10) [|) □ Wom Out | | | | |
| (307) 🗆 11. | | | | | (30) □ Average | | | | | (20) ☐ Average (20) ☐ Badly W | | | | | Wor | n | | | | |
| (308) □ Spl | it Level | | | (| (40) | | | | | (30) Above Average (30) Average | | | | | ige | | | | | |
| (309) 🗆 21. | | | | | (50) U Very Good | | | | _ | (40) | | | | | |] Good | | | | |
| (304) 🗆 On | | | | (| 60) 🗆 | Ex | cellent | | | | | | | | | | |] Very | | - |
| (305) 🗆 Tw | o Story . | Duplex | | | ***** | | and the second of the second | | | | | | | | | (| 60) E | Exce | lent | |
| Assessor's | | | | | | | : | | | | | | | | | | | | | |
| Assessor Co | ommen | ts and F | Reason for | Adj | ustmen | t: | | | | | | | | | | | | | | |
| JTWD | | | | | | | | | | | W1.4M | | | | | | | | | |
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| Comments | fnom | *************************************** | | | | | | ~~~~ | Cal | | | | | | | | | | | |
| 000806 | | | | | | | | | CO | шп | nents: | | | | | | | | | |
| | 00000201 | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | (Con | tinue o | n back) |

Good Life. Great Service.

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

FORM

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

| The deed will not be recorded unless this statem | ent is signed and items 1-25 are accurately completed. | <u> </u> | | | | | | |
|--|---|---------------------------|--|--|--|--|--|--|
| 1 County Name 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | |
| Grantor's Name (Seller) Roger D and Barbara Rasser | Grantee's Name (Buyer) Robb and Tonya Rutt; and Ben Pavleka | | | | | | | |
| Street or Other Mailing Address 1288 HWY 136 | Street or Other Mailing Address P.O. Box 253 | | | | | | | |
| City State Zip Code Red Cloud NE 6897 | City State NE NE | Zip Code 68956 | | | | | | |
| Phone Number (402) 746-4641 | Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) four | | | | | | | |
| Ernail Address N/a | Email Address n/a | <u> </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) | | | | | | |
| Improved Single Family Industrial | Mineral Interests-Nonproducing State Assessed | Mobile Home | | | | | | |
| ✓ Unimproved Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational | Mineral Interests-Producing Exempt | | | | | | | |
| 8 Type of Deed Conservator Distribution | Land Contract/Memo Partition Sheriff | Other | | | | | | |
| | Lease Personal Rep. Trust/Trustee Mineral Quit Claim Wwarranty | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 | eclosure Irrevocable Trust Revocable Trust Tr | ansfer on Death | | | | | | |
| Exchange) by buyer or seller? | | ustee to Beneficiary | | | | | | |
| Buyer Seller No Court Decree Exchange Gra | ntor Trust Partition Satisfaction of Contract O 12 Was real estate purchased for same use? (If N | ther (Explain) | | | | | | |
| ✓ Yes | Yes | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) | | | | | | | | |
| Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other | | | | | | | | |
| Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child | | | | | | | | |
| 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | | |
| | Yes No \$ | % | | | | | | |
| 16 Does this conveyance divide a current parcel of land? Yes No | 17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes | (If Yes, include the name | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | | | | | | | |
| Rural Webster County, Nebraska | Same as Grantee | | | | | | | |
| 18a 🔽 No address assigned 18b 🗌 Vacant land | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | | | | |
| The Northwest Quarter (NW¼) of Section Thirty-five (35), Town Webster County, Nebraska; and a water right and access ease | ment for irrigation well and underground nine and | the | | | | | | |
| maintenance, repair and replacement thereof, located in the No | ortheast Quarter (NE1/4) of said Section to serve the | ne said Northwest | | | | | | |
| Quarter (NW½) of this Section, contained in Trustee's Warrant 21 If agricultural, list total number of acres transferred in this transaction. | Deed recorded September 5, 2014, in Book 201 | 4, page 1936. | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction160+- | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | 830,000 00 | | | | | | |
| 23 Was non-real property included in the purchase? Ves No (If Yes, enter dollar amount and attach itemized list.) (se | e instructions) | 30,000,00 | | | | | | |
| 2 JD Power units, 2 geart 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | neads, irrigation pipe. | 800,000 00 | | | | | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exempti | on number . | | | | | | | |
| Under penalties of law, I declare that I have examined this stater correct, and that I am duly authorized to sign this statement. | | mplete, and | | | | | | |
| Daylot B. Garwood (402) 746- | | | | | | | | |
| sign Print or Type Name of Grantee or Authorized Representative | Attorney | Phone Number | | | | | | |
| here Signature of Grantee or Authorized Representative | Title | _ <u>8 - (- ラ /</u> | | | | | | |
| Register of Deed's Use Only For Dept. Use Only | | | | | | | | |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Recording Data | . Or Dept. Ose Only | | | | | | |
| Mo. 8 Day 1 Yr. <u>83</u> \$ 1800.00 | BY 2023 RO 1471 | | | | | | | |

Carded

BOOK 2023 PAGE 1471

| NEBRASKA ST. Date S-1 | DOC AMP | UMENTA TAX | \RY |
|-----------------------------|------------|---------------|-----|
| 3 300 00 | Die | V ~ | |
| # 1800-00 | —¤y_ | <u> 165 </u> | |

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 <u>August</u> 157, 2023

Roger D. Rasser

Barbara Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on <u>2023</u>, by Roger D. Rasser and Barbara Rasser, husband and wife.

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

Comm. expires 12-7-2436

Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | Sale | Sale Date | | | | | School District Code | | | | | | | |
|-----------------|-----------|-----------|--------------------|--|---------------|---|---------------------------|---------|--------------|----------------------|-------------|----------|-------------|------|-------------|--|--|
| 91 | 20 | 23 | 1471 | 5/3, | 5/3/2023 | | Base: 91-0002 Affiliated: | | | | | | Unified: | | | | |
| Location | ID | Sale | Number | mber Useability & Code # Parcel Number | | | | | | | | | | | | | |
| 001506100 203 1 | | | | GeoCde | Twn | Rng | Se | ct | Qrt | Subdiv | Area | Blk | Parcel | | | | |
| | D | ate of S | ale Assessed | Value | | 4373 | 2 | 10 | 3. | 5 | 2 | 00000 | 1 | 000 | 0000 | | |
| Land | | Imp | Improvements Total | | | Date of Sale Property Classification Code | | | | | | | | | | | |
| 608 | ,605 | | | | 608,605 | Status | Prop | erty Ty | рe | Zoning Locati | | Location | n City Size | | Parcel Size | | |
| | | Irrigat | tion Type: | | | A) 2 B) 05 | | | C) | 5 | D) 3 | E) | 0 | F) 9 | | | |
| LCG | | | ACRES: | VAI | .UE: | | LCG | | | | ACR | ES: | | VAL | UE: | | |
| IRRIGATE | ED 1A1 | | | | | GRASSLAND 1G1 | | | | | 3 | 8.740 | | | 54,235 | | |
| | 1A | - | 62.030 | 3 | 337,445 | 1G | | | | | | | | | | | |
| | 2A1 | | | | | 2G1 | | | | | 1 | 6.840 | 23,575 | | | | |
| | 2A | | 17.410 | | 91,055 | 2G | | | | · | | | | | | | |
| | 3A1 | | · | | | 3G1 | | | | | | | | | | | |
| | 3A | | | | | 3G | | | 3G | | | | | | | | |
| | 4A1 | | | | | | 4G1 | | | | | | | | | | |
| | 4A | | 20.500 | 1 | L02,295 | | | 4 | 4G | | | | | | | | |
| DRYLANI | O 1D1 | | | | | S | Shelterbe | lt/Timt | рет | | | | | | | | |
| | 1D |) | | | | | | Accreti | on | | | | | | | | |
| | 2D1 | | | | | | | Was | ste | | | | | | | | |
| | 2D | • | | | | | | Otl | ner | | | | | | | | |
| | 3D1 | | | | | AG L | AND T | ГОТА | \mathbf{T} | | 15 | 5.520 | | 6 | 08,605 | | |
| | 3D | | | | | | | Roa | ds | | | 3.960 | | | | | |
| | 4D1 | | | | | | F | arm Sit | tes | | | | | | | | |
| | 4D | | | | | | Н | ome Sit | tes | | | | | | | | |
| 100 | a yan | a di sere | | n pagara | Sample of the | | R | ecreati | on | | | | | | | | |
| Γ | wellings | | | | | | | Oth | ner | | | | | | | | |
| Out | buildings | | | | | Noi | n-AG T | ГОТА | \mathbf{L} | | | 3.960 | | | | | |
| | | | | | | | | | | | | | | | | | |

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

204

NEBRASKA

Real Estate Transfer Statement

FOR

Scoot of Great Service

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

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| 1.0 | | | ent is signed and items 1-25 are acc | | | | | | | | | | |
|---|--|--|--|--|---|--|--|--|--|--|--|--|--|
| 1 County Name | 2 County f | | 3 Date of Sale/Transfer | 4 Date of Deed 7 | 18 23 | | | | | | | | |
| | AXXXXXXX Web | The state of the s | Mo. 7 Day 26 Yr. 23 | | Yr | | | | | | | | |
| Grantor's Name (Seile | ddress, and Telephone (Please | Print) | 6 Grantee's Name, Address, and Tele Grantee's Name (Buyer) | phone (Please Print) | | | | | | | | | |
| | kos & Rosaleen aka Ri | osleen Gianakos | Rodney L. Pokorski and Ar | Rodney L. Pokorski and Ann C. Obermiller | | | | | | | | | |
| Street or Other Mailin 210 N. Payne S | St. | | Street or Other Mailing Address 210 N. Payne St. | | | | | | | | | | |
| City Blue Hill | State NE | Zip Code 68930 | | State NE | Zip Code 68930 | | | | | | | | |
| Phone Number . | | | | ntee a 501 (c)(3) organizatio he grantee a 509(a) foundat | | | | | | | | | |
| Email Address N/A | | | Email Address N/A | | | | | | | | | | |
| 7 Property Classific | ation Number. Check one box | in categories A and B. Check C | if property is also a mobile home. | | | | | | | | | | |
| (A) Status | | (| B) Property Type | | (C) | | | | | | | | |
| ✓ Improved ☐ Unimproved ☐ IOLL | Single Family Multi-Family Commercial | ☐ Industrial ☐ Agricultural ☐ Repositional | Mineral Interests-Nonproducing Mineral Interests-Producing | State Assessed Exempt | Mobile Home | | | | | | | | |
| 8 Type of Deed | Conservator | Recreational Distribution | and Contract/Memo Partition | Chosiff Co | L | | | | | | | | |
| Bill of Sale | Corrective Death Certificate - Transfer of | Easement L | ease Personal Rep. Jineral Quit Claim | Sheriff Ot Trust/Trustee Warranty | ner | | | | | | | | |
| 9 Was transfer pa | rt of IRS like- 10 Type of To | | eclosure Irrevocable Trust Revocal | | fer on Death | | | | | | | | |
| kind exchange (I Exchange) by buye | I.R.C. § 1031 | n Easement Gift | Life Estate Sale | Truste | e to Beneficiary | | | | | | | | |
| 11 Was ownership tran | nsferred in full? (If No. explain the | | 12 Was real estate purch | tion of Contract Other ased for same use? (If No. s | | | | | | | | | |
| | | nee the trustee and heartising a | elatives? (If Yes, check the appropriate box.) | | | | | | | | | | |
| | No Aunt or Uncle to Nie | | elatives? (If Yes, check the appropriate box.) . Partnership, or LLC Self | | | | | | | | | | |
| | Brothers and Sisters | = '- | | Other _ | | | | | | | | | |
| Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-child | | | | | | | | | | | | | |
| 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | | | | | | | |
| \$186,000 Yes V No S | | | | | | | | | | | | | |
| | ice divide a current parcel of land | 1? | 17 Was transfer through a real estate a of the agent or title company contact | gent or a title company? (If | | | | | | | | | |
| 18 Address of Property | | | 19 Name and Address of Person to Wh | | | | | | | | | | |
| 210 N. Payn | e St., Blue Hill NE | 68930 | grantees | | | | | | | | | | |
| 18a No address a | ssigned 18b Vacant la | and | | | | | | | | | | | |
| 20 Legal Description (/ | | | | | 18a No address assigned 18b Vacant land | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | | | | | | | | | |
| - A - A | | d.) | | | | | | | | | | | |
| See attachm | | d.) | | | | | | | | | | | |
| | | d.) | | | 186.000 | | | | | | | | |
| See attachm | | | | | 186.000 | | | | | | | | |
| See attachm 21 If agricultural, list tol 22 Total purchase p | tal number of acres transferred in | n this transactionassumed | | 22 S | | | | | | | | | |
| See attachm 21 If agricultural, list tol 22 Total purchase p 23 Was non-real prop | nent Ital number of acres transferred in Irice, including any liabilities perty included in the purchase | n this transactionassumed | | - _S | 60,000 00 | | | | | | | | |
| See attachm 21 If agricultural, list tol 22 Total purchase p 23 Was non-real prop Yes N | nent Ital number of acres transferred in Irrice, including any liabilities perty included in the purchase Italian line in the purchase | n this transaction assumed | instructions) | 23 S | 60,000 00 XXXXXXXXXXX | | | | | | | | |
| See attachm 21 If agricultural, list tol 22 Total purchase p 23 Was non-real prop Yes N 24 Adjusted purchase | nent Ital number of acres transferred in Irrice, including any liabilities perty included in the purchase lo (If Yes, enter dollar amount se price paid for real estate (| assumed | instructions) | 23 | 60,000 00 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | | | | | | | | |
| See attachm 21 If agricultural, list tol 22 Total purchase p 23 Was non-real prop Yes N 24 Adjusted purchase 25 If this transfer is | nent tal number of acres transferred in price, including any liabilities perty included in the purchase do (If Yes, enter dollar amount se price paid for real estate (exempt from the documenta | assumed | e instructions) | 23 S | 60,000 00 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | | | | | | | | |
| See attachm 21 If agricultural, list tol 22 Total purchase p 23 Was non-real prop Yes N 24 Adjusted purchase 25 If this transfer is Ur correct, | tal number of acres transferred in trice, including any liabilities perty included in the purchase to (If Yes, enter dollar amount se price paid for real estate (exempt from the documental order penalties of law. I declare and that I am duly authorized to | assumed? t and attach itemized list.) (see line 22 minus line 23) ry stamp tax, list the exemptic that I have examined this statem | instructions) | S S S S S S S S S S S S S S S S S S S | 60,000 00 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | | | | | | | | |
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| See attachm 21 If agricultural, list tol 22 Total purchase p 23 Was non-real prop Yes N 24 Adjusted purchase 25 If this transfer is Ur correct. Ann (Printpr Printpr Signatu | tal number of acres transferred in trice, including any liabilities perty included in the purchase to (If Yes, enter dollar amount se price paid for real estate (exempt from the documental and that I am duly authorized to C. Obermiller Type Name of Grantee or Authorized Republic Standard Commental Commen | assumed? t and attach itemized list.) (see time 22 minus line 23) ry stamp tax, list the exemption that I have examined this statement. Interpretative Register of Deed's Use O | e instructions) on number ent and that it is, to the best of my knowle Grantee Title | 23 S S S S S S S S S S S S S S S S S S S | 60,000 00 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | | | | | | | | |

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

\$ 135.00

By KO

Bk 2023, Pg 1472

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of August A.D., 2023, at 03:19 o'clock PM. Recorded in Book 2023 on Page 1472

Just Lynder A

County Clerk

Fee: \$10.00 Bv: KO

Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

LARRY E. GIANAKOS AND ROSALEEN GIANAKOS, aka ROSLEEN GIANAKOS, husband and wife, 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 seised of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

| Executed: July 18th LARRY E. GIANAKOS | ,2023. | ROSALEEN GIANA | Januty Januty |
|--|------------------|-------------------|----------------|
| STATE OF NEBRASKA |)) SS: | | |
| COUNTY OF ADAMS |) | | |
| The foregoing warranty deed was Larry E. Gianakos and Rosaleen | s acknowledged b | efore me on Wy | 18th, 2023, by |
| GENERAL NOTARY - State of Nebra LAURIE L. HAWES My Comm. Exp. June 24, 202 | iska | Jaurie O Notar | Public Public |
| My commission expires: | | | , |

| Cnty No. | Во | ok | Pa | ige | | Sal | e Date | School District Code | | | | | | | | | | | | |
|-------------------|---------------------|---|-----------|------------------------------------|----------------|---------|-------------|----------------------|--------------------------|-----------|--|--------|-----------|-------|-------------|-------------------|-----------|---------|--------|---------|
| 91 | 20 | 23 | 14 | 72 | • | 7/26 | /2023 | Base: | 9: | 1-0 | 074 | Aff | iliated | : | Unified: | | | | | |
| Location | D | Sale | Numb | er | Usea | bility | & Code# | | | | | | Parc | el N | lumber | | | | | |
| 0003194 | 100 | : | 204 | | 1 | | | GeoCo | le | Twn | Rng | Se | ect Q |)rt | Subdiv | Are | ea | Blk | Pa | ırcel |
| | D | ate of S | ale Asse | essed V | alue | | | 413 | 3 | | | 0 | 0 | 0 | 20010 | | | 000 | 00 | 00 |
| Land | | Imp | orovemo | ents | | T | otal | | | -] | Date of | Sale | Prop | erty | Classifi | assification Code | | | | |
| 3 | ,775 | | 117, | ,070 | | | 120,845 | Stat | us | Pı | roperty Ty | рe | Zoni | ing | Locatio | n | City Size | | Parce | el Size |
| Assessor Lo | cation: | BLUE | HILI | (BE | [) | | | A) ; | 1 | B) | 01 | | C) : | 1 | D) 1 | E | E) | 6 | F) | 2 |
| | | | | | | | Residential | | | | | | | | Comme | rcial | | | | |
| | Mul | tiple Im | proveme | ents: N | fultiple. | Improv | /ements.: | | | | Multiple. | Impi | rovernen | ts.: | | | | | | |
| | Construction Date | | | ate: C | onstruc | ion Da | te: 19 | 68 | | | Construc | tion I | Date: | | | | | | | |
| | | | F | oor: F | loor Sq. | Ft.: | 1,4 | | | | Floor Sq. | Ft. : | : | | | | | | | |
| | | Buildir | ig Cost N | lew: C | ost: | | 189,4 | 10 | | | Cost: | | | | | | | | | |
| Single Family | Style: | 101 | 9.7 | F | esider | ıtial C | ondition: 3 |) | | | Comme | rcia | I Occuj | pano | y Code: | | | | | |
| (100) 🗆 Mo | bile Hon | ne | | (| [10] □ | l W | orn Out | | Primary: Other1: Other2: | | | | | | | | | | | |
| (101) 🗷 On | e Story | | | | 20) 🗆 | l Ba | dly Worn | | | | Comme | rcia | l Const | truct | tion Class | : | | | | |
| (102) □ Two Story | | | | | (30) 🗷 Average | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | |
| (103) 🗆 Spl | (103) □ Split Level | | | | 40) □ | Go | ood | | | | (2) | I R | einforce | ed C | oncrete F | ame | | | | |
| (104) 🗆 11. | /2 Story | | | (| 50) C | Ve | ry Good | | | | (3) □ | I M | [asonry | Bea | ring Walls | ; | | | | |
| (111) 🗆 Bi- | Level | | | (60) Excellent (4) Wood or Stee | | | | | | el Framed | Ext. V | Wall | s | | | | | | | |
| (106) □ Ott | ier | | | | | | | | | | (5) | l M | letal Fra | me | and Walls | | | | | |
| Townhouse o | r Duplex | Style: | | B | esiden | tial Q | uality: 30 | d. | | | (6) □ | l Po | ole Fran | ne | | | | | | |
| (301) 🗆 On | | | | (| 10) 🗆 | | | | | | Cost Rank: | | | | | Condition: | | | | |
| (302) 🗆 Tw | | | | (| 20) | | ir | | | | (10) □ | | | | | (10) | | Worn | Out | |
| (307) 🗆 11/ | | | | | 30) 🗷 | | rerage | | | | (20) □ | | | | | (20) | | Badly | | |
| (308) 🗆 Spl | | | | | 40) 🗆 | | ood | | | | | - | bove A | vera | ge | (30) | | | ge | |
| (309) 🗆 2 1/ | | | | | 50) 🗆 | | ry Good | | | | (40) □ | H | igh | | | (40) | | Good | | |
| (304) 🗆 On | | | | (| 60) 🗆 | Ex | cellent | | | | | | | | | (50) | | Very (| | |
| (305) □ Tw | o Story I | Duplex | | | | | | | | | | | | | · | (60) | | Excelle | ent | |
| Assessor's | | | | | | |): | | | | | | | | | | | | | |
| Assessor Co | mment | s and R | Reason f | or Adj | ustme | nt: | | | | | | | | | | | | | | |
| JTWD | | | | | | | | | | | | | | | | | | | | |
| | | *************************************** | | | | | | | | | | | | | | | | | | |
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| Comments 1 | from | | | | | | | • | | | nents: | | | | | | | | | |
| 000319 | | | | | | | | | - (| JULU - | ients. | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | (Conti | nue 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.

FORM 521

DEPARTMENT OF REVENUE

| | nt is signed and items 1-25 are accurately completed. |
|---|---|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed |
| XXXXXX Webster | Mo. 7 Day 26 Yr. 23 Mo. 7 Day 18 Yr. 23 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Kevin Gianakos | Grantee's Name (Buyer) Rodney L. Pokorski and Ann C. Obermiller |
| Street or Other Mailing Address 210 N. Payne St. | Street or Other Mailing Address 210 N. Payne St. |
| City State Zip Code Blue Hill NE 68930 | City State Zip Code Blue Hill NE 68930 |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organization? Yes V No (308) 233-7738 If Yes, is the grantee a 509(a) foundation? Yes V No |
| Email Address N/A | Email Address N/A |
| 7 Property Classification Number. Check one box in categories A and B. Check C | |
| (A) Status |) Property Type (C) |
| | Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt |
| IOLL Commercial Recreational | |
| | nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee |
| | neral Quit Claim Warranty |
| kind exchange (I.R.C. § 1031 | losure Irrevocable Trust Revocable Trust Transfer on Death Life Estate V Sale Trustee to Beneficiary |
| | Life Estate Sale Trustee to Beneficiary or 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. |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re | |
| | Partnership, or LLC Self Other |
| | and Grandchild Spouse |
| Ex-spouse Parents and 0 | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) |
| \$186,000 | ☐Yes ✓ No S% |
| 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 |
| ☐ Yes ☑ No | of the agent or title company contact.) Vac Prairie Title |
| | of the agent or title company contact.) Yes Prairie Title No |
| ☐ Yes ☑ No 18 Address of Property 210 N. Payne St., Blue Hill NE 68930 | of the agent or title company contact.) Yes Prairie Title No No No No No No No No No N |
| 18 Address of Property | of the agent or title company contact.) Yes Prairie Title No No No No No No No No No N |
| 18 Address of Property 210 N. Payne St., Blue Hill NE 68930 18a No address assigned 18b Vacant land | of the agent or title company contact.) Yes Prairie Title No No No No No No No No No N |
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| 18 Address of Property 210 N. Payne St., Blue Hill NE 68930 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement. Ann C. Obermiller Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O | of the agent or title company contact. 19 Name and Address of Person to Whom the Tax Statement Should be Sent grantees 42000.00 22 |
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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 | |
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| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/01/23

\$ 94.50 Bv KO Bk 2023, Pa 1473

State of Nebraska ss. County of Webster

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

Prosecus Janes

County Clerk

Fee: \$10.00 By: KO **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 seised 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 | 3) warrants a | nd will o | defend | title to | the real | estate | against | the | lawful | claims | of all | persons. |
|----|---------------|-----------|--------|----------|----------|--------|---------|-----|--------|--------|--------|----------|
| | 7 1 | | , | | | | | | | | | - |

Executed: <u>July 18</u>, 2023.

STATE OF WYOMING COUNTY OF SUBJETT) SS:

The foregoing warranty deed was acknowledged before me on JUN 15 , 2023, by Kevin Gianakos.

My commission expires: Wovenber 12,2024

MICHELLE PETTY - NOTARY PUBLIC State of County of

Sublette



Wyoming

My Commission Expires November 12, 2024

| Cnty No. | Bo | ok | Page | ; | S | ale | Date | | | School District Code | | | | | | | | | | |
|---------------------|-----------------------|--|-------------|---|----------------|-------|-------------|-------------|--------------------------|----------------------|---------------------------|--|----------|-------|-------------|------------|----------|---|--|--|
| 91 | 20 | 23 | 1473 | 3 | 7/2 | 26, | /2023 | Base: \$ | 91- | 0074 | Affiliated: Unified: | | | | | ified: | | | | |
| Location | ID | Sale | Number | | Useabili | ity (| & Code# | | | | | F | arcel I | Nui | mber | | | | | |
| 0003194 | 100 | : | 205 | | 4 | | 13 | GeoCde | Tw | n Rng | S | Sect | Qrt | S | Subdiv | Area | Blk | Parcel | | |
| | D | ate of S | ale Assess | ed V | alue | | | 4133 | | | (| 00 | 0 | 2 | 0010 | | 000 | 0000 | | |
| Land | | Imp | rovement | s | | То | tal | | | Date o | f Sal | le P | ropert | y C | lassific | ation | on Code | | | |
| 3 | ,775 | | 117,0 | 70 | | 1 | .20,845 | Status | J | Property | Гуре | | Zoning | | Location | C | ity Size | Parcel Size | | |
| Assessor Lo | cation: | BLUE | HILL | (BH |) | | | A) 1 | В | 01 | | C |) 1 | | D) 1 | E) | 6 | F) 2 | | |
| | | | | | | | Residential | | | | | ······································ | | C | ommer | cial | | | | |
| ····· | Multiple Improvements | | | | ultiple. Imp | rove | ements.: | | | Multip | Multiple. Improvements. : | | | | | | | | | |
| | Construction Dat | | | | nstruction : | Date | e: 19 | 68 | | Constr | iction | Date | e: | | | | | | | |
| | Floo | | | | oor Sq. Ft. | : | 1,4 | 06 | | Floor S | q. Ft. | : | | | | | | | | |
| | | Buildin | ig Cost Nev | v: Co | st: | | 189,4 | 10 | | Cost: | | | | | | | | | | |
| Single Family | Style: | 101 | | R | esidential | l Co | ndition: 3 | 0 | | Comu | ıerci | aI O | ссиран | icy (| Code: | | | | | |
| (100) 🗆 Mo | bile Hon | ne | | (1 | 0) 🗆 | Wo | om Out | | Primary: Other1: Other2: | | | | | | | | | | | |
| (101) 🗷 On | e Story | tory (20) Badly Wom Commercial Construction Class: | | | | | | | | | | | | | | | | | | |
| (102) Two Story | | | | | (30) 🗷 Average | | | | | (1) | | | | | | | | | | |
| (103) 🗆 Split Level | | | | | Ю) 🗆 | Go | od | | | (2) | | Rein | forced (| Con | crete Fra | me | | | | |
| (104) □ 1 1/2 Story | | | | | 50) 🗆 | Ver | ry Good | | | (3) | | Masc | опгу Вез | arin | g Walls | | | | | |
| (111) □ Bi- | Level | | | (60) Excellent (4) Wood or Steel Framed E | | | | | | | xt. W | alls | | | | | | | | |
| (106) □ Ott | ier | | | (5) 🗆 Metal Frame and V | | | | | | | d Walls | | | | | | | | | |
| Townhouse o | r Duples | Style: | | Re | esidential | Qτ | uality: 30 | | | (6) | | Pole | Frame | | | | | | | |
| (301) 🗆 On | e Story | | | (1 | 0) 🗆 | Lov | XV | | | Cost I | Cost Rank: | | | | | Condition: | | | | |
| (302) 🗆 Tw | <u>_</u> | | | (2 | .0) | Fair | r | | | (10) | | | - | | (| 10) [| J Wom | Out | | |
| (307) 🗆 11 | | | | (3 | | Ave | erage | | | | | | | | (| |] Badly | | | |
| (308) 🗆 Spl | | · · · · · · · · · · · · · · · · · · · | | + ` | | Go | | | | | | | e Avera | age | () | 30) [| ☐ Avera | ge | | |
| (309) 🗆 21 | | | | | | | y Good | | | (40) | □ F | ligh | , . , | | (- | | ☐ Good | | | |
| (304) 🗆 On | | | | (6 | 0) 🗆 | Exc | cellent | | | | | | | | | |] Very | | | |
| (305) 🗆 Tw | o Story I | Duplex | | | | | | | | | | | | | (| 50) [|] Excel | ent | | |
| Assessor's | | | | | | | • | | | | | | | | | | | | | |
| Assessor Co | mment | s and R | eason for | Adju | ustment: | : | | | | | | | | | | | | | | |
| JTWD | | | | | | | | | | | | | | | | | | | | |
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| Comments | from | | | | | | | | ~am | ments: | | | | | | | | *************************************** | | |
| 000319 | | | | | | | | | ~UIII | menus: | | | | | | | | | | |
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| | | | · · | | | | | | | | | | | | | | (Cont | inue on back) | | |

NEBRASKA |

Real Estate Transfer Statement

| DEPARTMENT OF REVENUE | If additional space is needed, add an attack | | umber. | JZI |
|---|--|--|---------------------|----------------------------------|
| | The deed will not be recorded unless this stateme | nt is signed and items 1-25 are accurate | ly completed. | |
| 1 County Name | 2 County Number | | Date of Deed | |
| | XXXXXXX Wêbster 💌 | Mo. 7 Day 26 Yr. 23 | Mo Day | / 18 Yr. 23 |
| 5 Grantor's Name, Addre | ess, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone | (Please Print) | |
| Grantor's Name (Seller) Peter Gianakos al | nd Lisa Gianakos | Grantee's Name (Buyer) Rodney L. Pokorski and Ann C. | Obermiller | |
| Street or Other Mailing Ac 210 N. Payne St. | idress | Street or Other Mailing Address 210 N. Payne St. | | |
| City Blue Hill | State Zip Code NE 68930 | City Blue Hill | State NE | Zip Code 68930 |
| Phone Number | 712 00000 | | 501(c)(3) organiz | |
| Email Address N/A | | (308) 233-7738 If Yes, is the grant Email Address N/A | ntee a 509(a) four | ndation? Yes V No |
| | on Number. Check one box in categories A and B. Check C | | | |
| (A) Status | | B) Property Type | | (C) |
| ✓ Improved | Single Family Industrial | <u> </u> | State Assessed | |
| Unimproved | Multi-Family Agricultural | Mineral Interests-Producing | Exempt | |
| ☐ IOLL | Commercial Recreational | | | |
| Bill of Sale | Corrective Easement Le | ease Personal Rep. Tru | ust/Trustee | Other |
| | | | arranty | |
| Was transfer part of kind exchange (I.R.C Exchange) by buyer or | f IRS like- 10 Type of Transfer Distribution Fored | closure Irrevocable Trust Revocable Trust | | ansfer on Death |
| | | Life Estate V Sale | = | ustee to Beneficiary |
| | Iler No Court Decree Exchange Gran rred in full? (If No, explain the division.) | tor Trust Partition Satisfaction of 12 Was real estate purchased for | | ther (Explain) |
| ✓ Yes No | · | Yes No | * Same ass: \ti 1 | 40, State the linerated use.) |
| 13 Was the transfer between | en relatives, or if to a trustee, are the trustor and beneficiary rel | atives? (If Yes, check the appropriate box.) | <u> </u> | |
| ☐ Yes ☑No | | Partnership, or LLC Self | Othe | er |
| | Brothers and Sisters Grandparents | and Grandchild Spouse | | |
| | Ex-spouse Parents and C | Child Step-parent and Ste | p-child | |
| | ket value of the real property? | 15 Was the mortgage assumed? (If Yes, state | the amount and | interest rate.) |
| \$186,000 | | Yes V No S | | % |
| 16 Does this conveyance of Yes No | fivide a current parcet of land? | 17 Was transfer through a real estate agent or of the agent or title company contact.) | a title company? | (If Yes, include the name |
| 18 Address of Property | | <u> </u> | | |
| | St., Blue Hill NE 68930 | 19 Name and Address of Person to Whom the Grantees | rax Statement S | naula be Sent |
| | - 1, - 1, - 1, - 1, - 1, - 1, - 1, - 1, | gramoos | | |
| 18a No address assign | ned 18b Vacant land | | | |
| • • • | ch additional pages, if needed.) | 1 | | |
| See attachmer | nt | | | |
| | | | | |
| | | | | |
| 21 If agricultural, list total n | umber of acres transferred in this transaction | · | | 42000 0A |
| 22 Total nurchase price | , including any liabilities assumed | | loo IS | 42000.00 |
| • | y included in the purchase? | | 22 | XXXXXXX X_ |
| | f Yes, enter dollar amount and attach itemized list.) (see | instructions) | 23 | 1 |
| | price paid for real estate (line 22 minus line 23) | | 24 S | X4\Z\Z\5\9\X\X\ |
| | empt from the documentary stamp tax, list the exemption | | | |
| Under | r penalties of law, I declare that I have examined this statemen | and that it is to the hest of my knowledge as | nd belief true or | 42000.00 |
| correct, and | that I am duly authorized to sign this statement. | and that it is, to the best of my knowledge at | io bener, nue, oc | |
| | Obermiller | | | _ (308) 233-7738 |
| sign Frinter typ | e Name of Grantee or Authorized Representative | Grantee | | Phone Number |
| 7,000 | f Grantee or Authorized Representative | Title | | 7-26-2023 |
| here Signature | - Commerciality | Tide | | Date |
| | Register of Deed's Use O | nly | | For Dept. Use Only |
| 26 Date Deed Recorded | 27 Value of Stamp or Exempt Number | 28 Recording Data | | |
| | YE 03 5 94.55° | Br 2033 Pa 1474 | 1 | |
| Nebraska Department of Revenu | JB Bay Supercrise 98-260-2009 Pay 6-2010 | , O A | uthorized by Neb. F | lev. Stat. §§ 76-214, 77-1327(2) |

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 | |
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/01/23

94.50 By KO Bk 2023, Pg 1474

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of August A.D., 2023, at 03:19 o'clock PM. Recorded in Book 2023 on Page 1474

ally section

County Clerk

Fee: \$10.00 By: KO Deputy

Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

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

GIANAKOS STATE OF Tennes

) SS:

COUNTY OF DAVIDS

The foregoing warranty deed was acknowledged before me on Peter Gianakos and Lisa Gianakos.

My commission expires:

Notary Public

Commission Expires

| Cnty No. | Во | ok | Page | | Sa | le Date | School District Code | | | | | | | | | | | |
|---------------------|---|----------|--------------|----------------|--------------|---|----------------------|-------|-----------------------|--|----------|---------|------------|----------------|-----------|--------|--------------|--|
| 91 | 20 | 23 | 1474 | | 7/2 | 7/26/2023 Base: 91–0074 Affiliated: U | | | | | Unified: | | | | | | | |
| Location | ID | Sale | Number | τ | Jseabilit | y & Code# | | | | | Pa | rcel N | Vumber | | | | | |
| 0003194 | 400 | 2 | 206 | | 4 | 13 | GeoCde | Tw | n Rng | s | ect | Qrt | Subdiv | Aı | rea | Blk | Parcel | |
| | D | ate of S | ale Assessec | l Va | lue | | 4133 | | | _ c | 00 | 0 | 20010 | | | 000 | 0000 | |
| Land | 1 | Imp | rovements | | | Fotal | | | Date of | Sal | e Pro | perty | Classif | cation Code | | | | |
| 3 | ,775 | | 117,07 | 0 | | 120,845 | Status | F | roperty 1 | ype | z | oning | Locati | on | City Size | | Parcel Size | |
| Assessor Lo | cation: | BLUE | HILL (| BH) | | | A) 1 | В | 01 | | C) | 1 | D) 1 | | E) | 6 | F) 2 | |
| | | | | | | Residential | | | | . • | | | Comm | rcia | I | | | |
| | Multiple Improvements: | | | | tiple. Impr | ovements.: | | | Multiple | . Imp | oroven | nents.: | | | | | | |
| | | Constr | uction Date: | Con | struction I |)ate: 19 | 68 | | Constru | ction | Date: | : | | | | | | |
| | | | Floor: | Floc | or Sq. Ft. : | 1,4 | 06 | | Floor S | ą. Ft. | : | | | | | | | |
| | | Buildin | g Cost New: | | | | | | | | | | | | | | | |
| Single Family | y Style: | 101 | | Res | idential | Condition: 3 |) | | Comm | ercia | al Oc | cupan | cy Code: | | | · | | |
| (100) 🗆 Mo | bile Hon | ne | - | | | | | | | | | Other2: | | | | | | |
| (101) 🗷 On | 101) ☑ One Story (20) ☐ Badly Worn Commercial Construction Class: | | | | | | | | | | | | | | | | | |
| (102) Two Story | | | | (30) 🗷 Average | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | |
| (103) 🗆 Split Level | | | | (40 |) 🗆 (| 300d | | | (2) | ⊐ R | Reinfo | rced C | Concrete F | rame | : | | | |
| (104) □ 1 1/2 Story | | | | | 7 🗆 (| Tery Good | | | (3) | | /lason | пу Веа | ring Wall | s | | | | |
| (111) 🗆 Bi-Level | | | | |) 🗆 E | Excellent | | | (4) | □ V | Vood | or Ste | el Framed | Ext. | Wal | ls | | |
| (106) □ Other | | | | | | | | | (5) | J N | /letal] | Frame | and Walls | ; | | | | |
| Townhouse o | r Duplex | Style: | | Res | idential | Quality: 30 | (6) □ Pole Frame | | | | | | | | | | | |
| (301) 🗆 On | e Story | | | (10 |) 🗆 I | ow | | | Cost Rank: Condition: | | | | | | | | | |
| (302) 🗆 Tw | o Story | | | (20 |) 🗆 F | 'air | | | (10) 🗆 Low | | | | | (10) | | | | |
| (307) 🗆 11 | /2 Story | | | (30 |) 😾 A | verage | | | (20) |] A | \verag | ge | | (20) | | Badly | Worn | |
| (308) 🗆 Spl | it Level | | | (40 |) 🗆 (| Good | | | (30) | □ A | Above | : Avera | ge | (30) 🗆 Average | | | | |
| (309) 🗆 21/ | /2 Story | | | (50 | 7 🗆 (| ery Good | | | (40) I | J F | ligh | , | | (40) | | Good | | |
| (304) 🗆 On | e Story I | ouplex | | (60 |) 🗆 E | xcellent | | | | | | | . / | (50) | | Very (| Good | |
| (305) 🗆 Tw | o Story I | Duplex | · | | | | | | | | | | | (60) | | Excell | ent | |
| Assessor's | s Adju | stment | t to Sale P | rice | (+ or | -): | · | ***** | | | | | | | | | | |
| Assessor Co | omment | s and R | eason for A | djus | stment: | | | | | | | | | | | | | |
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NEBRASKA

Real Estate Transfer Statement

FORM

521 Good Life, Great Service •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF BEVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. 7 Day 26 Yr. KXXXXXX Webster 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney L. Pokorski and Ann C. Obermiller Grantor's Name (Seller Laurie A. Boyd fka Laurie A. Fischer & Jeremiah Boyd Street or Other Mailing Address 210 N. Payne St. Street or Other Mailing Address 210 N. Payne St. Zip Code 68930 Zip Code 68930 State City Blue Hill City Blue Hill Phone Number s the grantee a 501(c)(3) organization? Phone Number (308) 233-7738 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt □ IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Ouit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Giff Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Partition Exchange Grantor Trust 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.) ✓ Yes No ₽ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$186,000 V No 16 Does this conveyance divide a current parcel of land? 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 Yes Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 210 N. Payne St., Blue Hill NE 68930 arantees 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 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 X4XXX9XXX 24 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 Auth Phone Number Mune Obernul Grantee 7-26-2023 Signature of Grantee of Authorized Representative Date here Register of Deed's Use Only For Dept Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

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

8

Day Nebraska Department of Revenue

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

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 | |
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| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/01/23 \$ 94.50 By KO

Bk 2023, Pg 1475

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of August A.D., 2023, at 03:19 o'clock PM. Recorded in Book 2023 on Page 1475

Albert 12

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

STATE OF NEBRASKA) SS: COUNTY OF ADAMS The foregoing warranty deed was acknowledged before me on 2023, by Laurie A. Boyd and Jeremiah Boyd. My commission expires: July 24, 2025 GENERAL NOTARY - State of Nebraska JENNIFER KRINGS

My Comm. Exp. July 24, 2025

| Cnty No. | Во | ok | Page | | | Sale | Date | | School District Code | | | | | | | | | | | |
|----------------------------|--------------|-----------|---|------|------------|-------|--------------------|--|--------------------------------|---------------------------------------|------------|-------------------|---------|---------|---------|-------------|----------|--------------|--------|---------|
| 91 | 20 | 23 | 1475 | | 7/ | 26 | /2023 | Base: | 91- | -0(| 074 | Aff | iliate | :d: | | | Uni | fied: | | |
| Location | D | Sale | Number | U | seabi | lity | & Code# | | | | | | Par | rcel N | Vun | nber | | | | |
| 0003194 | 100 | | 207 | | 4 | | 13 | GeoCde | T | wn | Rng | Se | ct | Qrt | s | Subdiv | Area | Blk | P | arcel |
| | D | ate of S | ale Assessed | Val | ue | | | 4133 | | | | 00 0 20010 000 00 | | | | | | | 000 | |
| Land | | Imp | provements | | | To | otal | Date of Sale Property Classification Code | | | | | | | | | | | | |
| 3 | ,775 | | 117,070 | 5 | | 1 | 20,845 | 845 Status Property Type Zoning Location City Size | | | | | | | ty Size | Pare | cel Size | | | |
| Assessor Lo | cation: | BLUE | HILL (F | 3H) | | | | A) 1 | | B) | 01 | | C) | 1 | I | D) 1 | E) | 6 | F) | 2 |
| | | | | | | | Residential | | بطبيب | | Commercial | | | | | | | | | |
| | Mu | tiple Im | provements: | Mult | iple. In | prov | ements.: | | | | Multiple. | Impr | oveme | ents. : | | | | | | |
| | | Consti | ruction Date: | Cons | struction | n Dat | te: 19 | 68 | | | Construct | ion I | Date : | | | | | | | |
| | | | Floor: | Floo | r Sq. Ft | . : | 1,4 | 06 | | | Floor Sq. | Ft. : | | | | | | | | |
| | | Buildir | ıg Cost New: | Cost | : | | 189,4 | 10 | | | Cost: | | | | | | | | | |
| Single Family | Style: | 101 | | Res | identi | al C | ondition: 3 | 0 | | | Comme | rcial | l Occ | upano | cy (| Code: | | | | |
| (100) 🗆 Mo | bile Hor | ne | | (10) |) 🏻 | Wo | om Out | | | Primary: Other1: Other2: | | | | | | | | | | |
| (101) 🗷 On | e Story | | | (20) |) 🗆 | Ba | dly Worn | | Commercial Construction Class: | | | | | | | | | | | |
| (102) 🗆 Tw | o Story | | (30) 🗷 Average (1) 🗆 Fireproof Structural Steel Frame | | | | | | | | e | | | | | | | | | |
| (103) □ Spl | it Level | | | (40) |) 🗆 | Go | od | | (2) Reinforced Concrete Frame | | | | | | | | | | | |
| (104) 🗆 11. | | | | (50) | | | ry Good | | | (3) Masonry Bearing Walls | | | | | | | | | | |
| (111) 🗆 Bi- | | | | (60) |) 🗆 | Ex | cellent | 4 | | (4) U Wood or Steel Framed Ext. Walls | | | | | | | | | | |
| (106) 🗆 Ott | | ···· | | | | | | | (5) Metal Frame and Walls | | | | | | | | | | | |
| Townhouse o | - | x Style: | | | | | uality: 30 | | | _ | | | ole Fra | ame | | | | | | |
| (301) □ On | | | | |) 🗆 | Lo | | | | - | Cost Ra | | | | | | Conditi | | | |
| (302) □ Tw | | | | |) 🗆 | Fai | | | | | | Lo | | | | | · | l Wom | | |
| (307) 🗆 1 1. | | | | (30) | | - | erage | | | | | | verage | | | | | I Badly | | 1 |
| | it Level | | | |) 🗆 | Go | | | | | | | | Avera | ge | | | Avera | | |
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FORM 521

Good Life. Great Service.

Real Estate Transfer Statement

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

| | ment and identity the applicable item number. | |
|--|---|---------------------------------|
| Property of the state of the st | nt is signed and items 1-25 are accurately completed. | |
| 1 County Name 2 County Number | 3 Date of Sale/Transfer | L yr.23 |
| WEBSTER - 91 | Mo. Day Yr. Mo. Day | Yr. |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) High Flow Partnership | Grantee's Name (Buyer) Andy Hernandez-Marcos and Donnis Herna | ndez-Marcos |
| Street or Other Mailing Address 309 N Broadwell | Street or Other Mailing Address 520 Kennedy Dr | NGOL WATOO |
| City State Zip Code Grand Island NE 68803 | City State Grand Island NE | Zip Code 68803 |
| Phone Number (308) 267-3020 | Phone Number Is the grantee a 501(c)(3) organiza | |
| (308) 267-3020 Email Address | (308) 267-4990 If Yes, is the grantee a 509(a) foun Email Address | dation? Yes No |
| 7 Property Classification Number. Check one box in categories A and B. Check C i | property is also a mobile home | |
| |) Property Type | (C) |
| <u></u> | Mineral Interests-Nonproducing State Assessed | Mobile Home |
| | Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt | ☐ Mobile Horrie |
| Unimproved Multi-Family Agricultural IOLL Commercial Recreational | willeral interests-Froducing Exempt | |
| 8 Type of Deed Conservator Distribution La | nd Contract/Memo Partition Sheriff | Other |
| | ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty | |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec | | nsfer on Death |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift | | stee to Beneficiary |
| | or Trust Partition Satisfaction of Contract Oth | ner (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same use? (If N | o, state the intended use.) |
| ✓ Yes | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | atives? (If Yes, check the appropriate box.) | |
| Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., | Partnership, or LLC Self Othe | r |
| Brothers and Sisters Grandparents | and Grandchild Spouse | |
| Ex-spouse Parents and C | hild Step-parent and Step-child | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and in | nterest rate.) |
| \$6,950 | ☐ Yes | % |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes | 17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes | (If Yes, include the name ✓ No |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Sh | |
| 538 N Elm St | Same as Grantee | louid be Sent |
| Red Cloud, NE 68970 | 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 \$ | 05.000 |
| 23 Was non-real property included in the purchase? | \$ | 35,000,00 |
| Yes Vo (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) | 24 | 35,000 00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | V 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | |
| Under penalties of law, I declare that I have examined this statemed correct, and that I am duly authorized to sign this statement. | ant and that it is, to the best of my knowledge and belief, true, con | mplete, and |
| Kory McCracken | | (402) 746-3613 |
| Print or Type Name of Grantee or Authorized Representative | | Phone Number |
| sign | Attorney | 8/1/27 |
| here Signature of Grantee or Authorized Representative | Title | Date |
| Register of Deed's Use O | nly | For Dept. Use Only |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Recording Data | |
| Mo. 8 Day 1 Yr. 03 \$ 78.75 | BK 2023 to 1476 | |
| Nehraska Denartment of Revenue | Authorized his Nah De | Ctot FE 76 014 77 1007(0) |

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 |
|---|
| County of Webster Entered on the |
| |
| numerical index and filed for record in the |
| Clerk's office of said county this day |
| of Aug. A.D., 2023, at 3:33 |
| o'clock 8 M. Recorded in Book 2003 |
| on Page 1476 |
| Aldrev Hacia County Clerk |
| 10.00 Lo 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 _____, 2023.

Stewart Ritter, Partner

Alejandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2028

Notary Public

| Cnty No. | Bo | ok P | age | S | Sale Date | | | | S | cho | ol Dis | strict Coo | le | | | | | | | | |
|-------------------|-----------|-----------------|---------|--------------|----------------|---------|------|-------------|----------|-------|----------|--|---------|--------------------|----------------|--|--|--|--|--|--|
| 91 | 20 | 23 14 | 76 | 8/ | 1/2023 | Base: 9 | 91-0 | 002 | Aff | filia | ted: | | Un | ified: | 31.31.31 | | | | | | |
| Location | ID | Sale Numb | er | Useabil | ity & Code # | | | | | P | arcel I | Number | | | | | | | | | |
| 0001203 | 300 | 208 | | 1 | 4 | GeoCde | Twn | Rng | Se | ect | Qrt | Subdiv | Area | Blk | Parcel | | | | | | |
| | Da | ate of Sale Ass | essed V | Value | | 4371 | | | 0 | 0 | 0 | 10015 | | 002 | 0000 | | | | | | |
| Land | | Improvem | ents | | Total | | I | Date of | Sale | Pr | opert | y Classifi | cation | on Code | | | | | | | |
| 1 | ,640 | 5 | ,310 | | 6,950 | Status | Pr | operty T | ype | 2 | Zoning | Locatio | n C | ity Size | Parcel Size | | | | | | |
| Assessor Lo | cation: | RED CLOU |) (RC | C) | | A) 1 | B) | 01 | | C) | 1 | D) 1 | E) | 6 | F) 2 | | | | | | |
| - Fa ha ea a | | | | | Residential | | | | | | | Comme | rcial | laginarii m bol | × | | | | | | |
| | Mul | tiple Improvem | ents: N | Multiple. Im | provements. : | | | Multiple | e. Imp | rovei | ments.: | | | | | | | | | | |
| Construction Date | | | | Construction | Date: 19 | 00 | | Constru | ction 1 | Date | ; | | | | | | | | | | |
| | | F | loor: F | loor Sq. Ft. | 1,9 | 05 | | Floor Se | ą. Ft. : | | | | | | | | | | | | |
| | | Building Cost | New: | Cost : | 158,9 | 85 | | Cost: | | | | | | | | | | | | | |
| Single Family | Style: | 104 | F | Residentia | l Condition: 1 | 0 | | Comm | ercia | l Oc | cupan | cy Code: | e: | | | | | | | | |
| (100) □ Mo | bile Hon | ne | (| (10) 🗷 | Worn Out | | | Primar | y: | | О | ther1: | | Other2: | | | | | | | |
| (101) 🗆 One | e Story | | (| (20) | Badly Worn | | | Comm | ercia | l Co | nstruc | tion Class | | | 1.5 | | | | | | |
| (102) 🗆 Two | o Story | | (| (30) | Average | | | (1) | □ Fi | irepr | oof Str | uctural Ste | el Frar | ne | | | | | | | |
| (103) □ Spl | it Level | | (| (40) | Good | | | (2) | □ R | einfo | orced (| Concrete F | ame | | | | | | | | |
| (104) 🗷 11/ | 2 Story | | (| (50) 🗆 | Very Good | | | (3) | □ M | [asoı | nry Be | aring Walls | | | | | | | | | |
| (111) 🗆 Bi-l | Level | | (| (60) 🗆 | Excellent | | | (4) | □ W | /ood | l or Ste | el Framed | Ext. W | alls | | | | | | | |
| (106) □ Oth | ier | | | | | 7 7 7 7 | | (5) | □ M | [etal | Frame | and Walls | | | | | | | | | |
| Townhouse or | r Duplex | Style: | F | Residentia | I Quality: 30 | | - | (6) | □ P | ole F | rame | | | | | | | | | | |
| (301) 🗆 One | e Story | | (| (10) | Low | | | Cost R | ank: | T | | eri i medicini | Condi | tion: | 7- | | | | | | |
| (302) 🗆 Two | o Story | | (| (20) 🗆 | Fair | | | (10) | J L | ow | | | (10) | □ Worn | Out | | | | | | |
| (307) 🗆 11/ | 2 Story | | (| (30) 🗷 | Average | | | (20) I | □ .A | vera | ge | | (20) | □ Badly | Worn | | | | | | |
| (308) 🗆 Spli | it Level | | (| (40) | Good | | | (30) [| □ A | bove | e Avera | age | (30) | □ Avera | ige | | | | | | |
| (309) 🗆 21/ | 2 Story | | (| (50) | Very Good | | | (40) [|] Н | igh | | | (40) | □ Good | | | | | | | |
| (304) 🗆 One | e Story D | uplex | (| (60) | Excellent | | | | | | | | (50) | □ Very | Good | | | | | | |
| (305) 🗆 Two | o Story E | Duplex | | | | | | " -m· i - i | | | | | (60) l | □ Excel | lent | | | | | | |
| Assessor's | Adjus | stment to Sa | le Pri | ice (+ oı | ··-): | | | | | | | | | | | | | | | | |
| Assessor Co | mment | s and Reason | for Ad | justment | • | | | | | | | ALLOW STORY | | | | | | | | | |
| JTWD | | | | | | | | | | | | | | | | | | | | | |
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| 0001203 | | | | | | | Comm | nents: | | | | | | | | | | | | | |
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| ПОП | 200 | CONCE | 100 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | (Cont | tinue on back) | | | | | | |

NEBRASKA
Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

209

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.

| County Name 2 County Name 3 Chair of Sales 1 Subset Classes | The deed will not be recorded unless this statement | | |
|--|--|--|-------------------------------|
| Screening Name, Address, and Telephone (Please Print) Granties Name, Address, and Telephone (Please Print) | , | | 26., 23 |
| Cardine's Name (Stater) Cardine's Name (| THE PROPERTY OF THE PROPERTY O | | Yr. Ø |
| Select or Other Matting Address Sized or Other Matting Address | The state of the s | | |
| Red Cloud NE State State Red Cloud NE State State Red Cloud NE State Red Cloud NE State Red Cloud NE State Red Cloud NE State Red Cloud Red | Delbert Elliott | Adam and Jacqueline Oldemeyer | |
| Red Cloud NE 688970 Ayr NE 688926 Ayr A A A A A A A A A | 1207 Road H | PO Box 29 | Zin Code |
| (402) 480-0933 Tree, is the grantee is 50(iii) foundation? Ves M6 Femal Address | Red Cloud NE 68970 | Ayr NE | 68925 |
| Property Classification Number. Check one box in categories A and B. Check C. If property is also a mobile home. | Phone Number (402) 746-4400 | (402) 480-0933 If Yes, is the grantee a 509(a) foundation | |
| A) Status B) Property Type C Improved Single Family Industrial Mineral inferests-Norpoducing State Assessed McCelle Home Unimproved Multi-Family Agricultural Mineral inferests-Norpoducing Exempt McCelle Home Unimproved Multi-Family Agricultural Mineral inferests-Norpoducing Exempt Multi-Family Agricultural Mineral inferests-Norpoducing Exempt Comercine Bill of State Concretive State Conserved Bill of State Concretive Bill of State Bill | | Email Address | 9 |
| A) Status B) Property Type C Improved Single Family Industrial Mineral inferests-Norpoducing State Assessed McCelle Home Unimproved Multi-Family Agricultural Mineral inferests-Norpoducing Exempt McCelle Home Unimproved Multi-Family Agricultural Mineral inferests-Norpoducing Exempt Multi-Family Agricultural Mineral inferests-Norpoducing Exempt Comercine Bill of State Concretive State Conserved Bill of State Concretive Bill of State Bill | 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home. | |
| Unimproved Matil-Family Agricultural Mineral Interests-Producing Exempt | | | (C) |
| Total | ✓ Improved ✓ Single Family Industrial | Mineral Interests-Nonproducing State Assessed | Mobile Home |
| 8 Type of Deed Conservator Destribution Land Contract/Memo Partition Contract/Memo Partition Contract/Memo Partition Contract/Memo Partition Contract/Memo Partition Partiti | Unimproved Multi-Family Agricultural | Mineral Interests-Producing Exempt | |
| Bill of Sale Cornective Easement Lease Personal Rep. Trust/Trustee Trustee Personal Rep. Trust/Trustee Trustee Personal Rep. Trust/Trustee Trustee Personal Rep. Trustee Trust | ☐ IOLL ☐ Commercial ☐ Recreational | | <u> L</u> |
| Commetery Death Certificate - Transfer on Death Secutor Mineral Cuit Claim Warranty | | | Other |
| 9 Was transfer part of IRS IIIs- wind such part of IRS IIIs- lead to IRS IIIs- wind such part of IRS IIIs- wind such part of IRS IIIs- wind such part of IRS IIIs- lead to IRS IIIs- wind IRS IIIs- | | | |
| Buyer Seler No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) | 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck | | sfer on Death |
| Buyer Seler No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) | kind exchange (I.R.C. § 1031 | Life Estate Sale Trust | ee to Beneficiary |
| 3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 4 What its the current market value of the real property? 5 Posenthis conveyance divide a current percei of land? 15 Was the mortgage assumer? (If Yes, state the amount and interest rate.) 5 Posenthis conveyance divide a current percei of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or life company contact.) 7 Posenthis conveyance divide a current percei of land? 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 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.) 22 S T8,000 00 23 Was non-real property included in the purchase? 23 S 0 00 24 Adjusted purchase price, including any liabilities assumed 22 S 78,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 S 78,000 00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23 S 78,000 00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 S 78,000 00 26 Date Deed Facorded 27 S Value of Stamp or Expensivative 30 S S S S S S S S S S S S S S S S S S | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes | The program of the control of the co | The control of the second seco | state the intended use.) |
| Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse Exepouse Parents and Child Sepouse Parents and Child Parents and Parents and Child Parents and Parents and Child Parents and | | ives? (If Yes, check the appropriate box.) | |
| Exspouse Parents and Child Step-parent and Step-child | | | |
| 14 What is the current market value of the real property? \$9,960 15 Does this conveyance divide a current parcel of land? 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 it title company contact.) 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 18 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 | ☐ Brothers and Sisters ☐ Grandparents a | nd Grandchild Spouse | |
| \$9,960 Ves No S % 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 No No No No No No N | Ex-spouse Parents and Ch | ild Step-parent and Step-child | |
| 16 Does his conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 181 No address assigned 186 Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction | | | erest rate.) |
| Yes No No No No No No No N | 14 (14) 14 (14) 14 (14) | | |
| 18 Address of Property 914 N Webster St Red Cloud, NE 68970 18 No address assigned 18 Vecant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only 26 Date Deed Recorded Mo. Day Yr. 23 Yr Value of Stamp or Exempt Number 28 Recording Data Property Statement Should be Sent Same as Grantee Same as Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee Same as Grantee Same as Grantee 19 Name and Address of Person to Whom the Tax Statement Should be sent Same as Grantee 22 \$ 78,000 00 22 \$ 78,000 00 23 \$ 78,000 00 24 \$ 78,000 00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | | | |
| 914 N Webster St Red Cloud, NE 68970 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 78,000 00 23 Was non-real property included in the purchase? 23 78,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 78,000 00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 78,000 00 26 If this transfer is exempt from the documentary stamp tax, list the exemption number 30 | | | |
| 18b | 914 N Webster St | 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 | Red Cloud, NE 68970 | | |
| 21 If agricultural, list total number of acres transferred in this transaction | (2000) 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) | | |
| 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed | | | |
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| 22 Total purchase price, including any liabilities assumed | | | |
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| 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Attorney Register of Deed's Use Only Register of Deed's Use Only 28 Recording Data B Radda 3 4179 | 22 Total purchase price, including any liabilities assumed | | 78 000 00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in | | 0,00 |
| 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. Kory McCracken Print or Type Name of Grantee or Authorized Representative Attorney Register of Deed's Use Only Register of Deed's Use Only Title Register of Deed's Use Only Register of Stamp or Exempt Number Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Register of Stamp or Exempt Number Register of Deed's Use Only Register of Deed's Use Only | 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 78,000 00 |
| correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Title Register of Deed's Use Only To Dept. Use Only Register of Stamp or Exempt Number Attorney For Dept. Use Only Register of Deed's Use Only Register of Deed's Use Only | | | |
| Kory McCracken Print or Type Name of Grantee or Authorized Representative Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only Phone Number 8/3/23 Date Register of Deed's Use Only For Dept. Use Only Register of Stamp or Exempt Number By 3/23 Date Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only | | at and that it is, to the best of my knowledge and belief, true, com | plete, and |
| Attorney Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Attorney Title Porte For Dept. Use Only Register of Deed's Use Only | | | (402) 746-3613 |
| here Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo. B Day 3 Yr. 23 S 175.50 READAS PA 1479 | Print or Type Name of Grantee or Authorized Representative | | Phone Number |
| Register of Deed's Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo. B Day 3 Yr. 23 \$ 175.50 Register of Deed's Use Only | | | 8/3/23 |
| 26 Date Deed Recorded Mo. B Day 3 Yr. 23 27 Value of Stamp or Exempt Number 28 Recording Data 175.50 1 | here 'Signature of Grantee or Authorized Representative | I file | Date / |
| Mo. 8 Day 3 Yr. 23 \$ 175.50 BK2023Pg 1479 | | | For Dept. Use Only |
| | 3 3 33 4 175 50 | | |
| | Mo. Day Yr. AS Sherial | | . Stat. §§ 76-214. 77-132712) |

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 ? County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 3 A.D., 20 a3, at M. Recorded in Book 25 County Clerk 1D Deputy

Assessor

Carded

Comp

NEBRASKA DOCUMENTARY

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, GRANTEES, 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 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.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on by Delbert L. Elliott, a single person.

Comm. expires

KORY MCCRACKEN

| Cnty No. | Во | ok | Page | | | Sale Date | School District Code | | | | | | | | | | | | | |
|---------------------|-----------|----------|--------------|--------|-------------|---------------------------------------|----------------------|------|----------------------------|-----------|------------|--------|----------|-----------------|-------------|-------|-------------|--------------|--|--|
| 91 | 20 | 23 | 1479 |) | 8, | Base | e: 9 | 1-0 | -0002 Affiliated: Unified: | | | | | | | | | | | |
| Location | ID | Sale | Number | | Useabil | ity & Code# | | | | | | P | arcel N | lumber | | | | | | |
| 0001288 | 300 | ; | 209 | | 1 | | GeoC | Cde | Twn | Rng | s | ect | Qrt | Subdiv | Ar | ea | Blk | Parcel | | |
| | D | ate of S | ale Assess | ed V | alue | | 437 | 71 | | | (| 00 | 0 | 10020 | | | 014 | 0000 | | |
| Land | | Imp | orovement: | s | | Total | | | | Date o | Sal | e Pı | roperty | Classifi | cation Code | | | | | |
| 1 | ,355 | | 17,0 | 15 | | 18,370 | Sta | atus | P | roperty ' | уре | | Zoning | Location | n | City | 7 Size | Parcel Size | | |
| Assessor Lo | cation: | RED | CLOUD | (RC |) | | A) | 1 | B) | 01 | C) 1 D) | | | D) 1 | I | E) | 6 | F) 1 | | |
| | | | | | | Residenti | al | | | | | | | Comme | rcial | | | - | | |
| | Mul | tiple Im | provements | s: Mı | ıltiple. Im | provements.: | | | | Multip | e. Imp | prove | ments.: | | | | | | | |
| | | Constr | uction Date | e: Co | nstruction | Date: 1 | 375 | | | Constri | ction | Date | e: | | | | | | | |
| | | | Floor | r: Flo | or Sq. Ft. | | 990 | | | Floor S | q. Ft. | : | | | | | | | | |
| | | Buildir | g Cost New | 7: Co | st: | 95, | 510 | | | Cost: | | | | | | | | | | |
| Single Family | Style: | 101 | | Re | esidentia | l Condition: | 20 | | • | Comn | erci | al O | ccupan | cy Code: | | | | | | |
| (100) 🗆 Mo | bile Hon | ne | | (1 | 0) 🗆 | Worn Out | | | | Prima | y: _ | | Ot | herl: | | C | Other2: | | | |
| (101) 🗷 On | e Story | | | (2 | (0) | Badly Worn | | | | Comn | erci | al C | onstruc | tion Clas: | ; : | | | | | |
| (102) 🗆 Tw | o Story | | | (3 | 0) 🗆 | Average | | | | (1) | □ F | irep | roof Str | uctural St | el Fr | ame | | | | |
| (103) □ Spl | it Level | | | (4 | 0) 🗆 | Good | | | | (2) | □ F | \einf | forced C | oncrete F | rame | | | | | |
| (104) □ 1 1/2 Story | | | | | 0) 🗆 | Very Good | | | | (3) | | Maso | пгу Веа | ring Wall | 3 | | | | | |
| (111) 🗆 Bi- | Level | | | (6 | 0) 🗆 | Excellent | | | | (4) | □ V | Voo | d or Ste | el Framed | Ext. | Wall | s | | | |
| (106) 🗆 Ott | ner | | | | | | | | | (5) | | /letal | l Frame | and Walls | ; | | | | | |
| Townhouse o | r Duplex | Style: | | Re | esidentia | I Quality: 20 | | | | (6) | □ P | ole l | Frame | | | | | p | | |
| (301) 🗆 On | e Story | | | Ť | 0) 🗆 | Low | | | | Cost I | lank | : | | | Con | ditio | n: | | | |
| (302) 🗆 Tw | o Story | | | (2 | 0) 🗷 | Fair | | | | (10) | | ow | | | (10) | | Worn | Out | | |
| (307) 🗆 11 | | | | + | 0) 🗆 | Average | | | | (20) | \Box A | vera | age | | (20) | | Badly | Worn | | |
| | it Level | | | (4 | 0) 🗆 | Good | | | | | | | e Avera | ge | (30) | | Avera | ge | | |
| (309) 🗆 21 | | | | (5 | 0) 🗆 | Very Good | | | | (40) | | Iigh | | | (40) | | Good | | | |
| (304) 🗆 On | | | | (6 | 0) 🗆 | Excellent | , | | | | | | | | (50) | | Very (| | | |
| (305) 🗆 Tw | o Story I | Duplex | | | | | | | | | | | | | (60) | | Excell | ent | | |
| Assessor's | | | | | | | | | | | | | | | | | | | | |
| Assessor Co | omment | s and R | teason for | Adjı | ıstment | • | | | | | | | | | | | | | | |
| JTWD | | | | | | | | | | | | | | | | | | | | |
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| Comments t | from | | | | | ····· | | | Yoma | nents: | | | | | | | *********** | | | |
| 000128 | | | | | | . | | | OHII | uenis: | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | (Conti | nue on back) | | |

210

NEBRASKA
Good Life. Great Service.

Real Estate Transfer Statement

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

FORM **521**

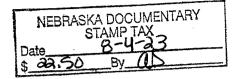
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfe 2 County Number 4 Date of Deed 1 County Name 13 yr. 23 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Dennis Peters and Darin Stringer Samual Webber Street or Other Mailing Address 4617 W Thatcher Ln Street or Other Mailing Address 7503 Ashby Ln Unit M Zip Code 22315 State State Lincoln Alexandria Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 890-4882 Phone Number (703) 400-6898 Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved ✓ Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Industrial Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural Recreational IOLL Commercial Other 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Exchange) by buyer or seller? Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Buyer Court Decree 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) **√** Yes √ Yes ☐ No □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$10,775 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **√** No Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 503 Maine Ave Same as Grantee Inavale, NE 68952 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 10.000,00 23 Was non-real property included in the purchase? 0,00 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 10,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Auth ed Represer Phone Numbe Attorney Signature of Grantee or A entative Title here orized R Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 50 Day

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.

BOOK 2023 PAGE 1514

| _ | State of Nebraska | |
|------|------------------------------|-------------------|
| 518 | County of Webster ss. | |
| | | Entered on the |
| ni.: | numerical index and filed | for record in the |
| J- | Clerk's office of said count | y this 4e day |
| ŧ | of Aug A.D., 20 2 | 3 1132 |
| of_ | o'clock M. Recorded | |
| o'c! | on Page 1514-1515 | IU_ROOK_TOTO |
| | on Page 15/14-15/15 | |
| on i | appentario | County Clerk |
| | 10.60 0 0 0 | Deputy |
| | Ind Come Access | |
| Ind | IndCompAssessor_ Comp Ass | Larded |



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 VIRGIDIA, COUNTY OF FAIRFAX) ss.

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

Comm. expires <u>02-28-202</u> 6

Notary Public



| Cnty No. | Во | ok | Page | | Sa | le Date | | | The second second section is | | Sch | ool] | Dis | trict | Code | | | | | | |
|---------------|-----------|----------|----------------|---|-------------------|--------------|--------|-----|------------------------------|--------|----------|---------|------|--------------------|----------|-----------------|----------|--------|---------|--|--|
| 91 | 20 | 23 | 1514 | | 8/4 | /2023 | Base: | 91- | 0002 | F | Affili | ated: | | | | Unif | Unified: | | | | |
| Location | D | Sale | Number | Us | seability | & Code# | | | | | I | arc | el N | Vuml | ber | | | | | | |
| 0007027 | 700 | | 210 | | 1 | | GeoCde | Tw | n Rng | 5 | Sect | Q | rt | Sut | bdiv | Area | Blk | P | arcel | | |
| | D | ate of S | ale Assessed | Val | ue | | 4369 | | | | 00 | (|) | 600 | 005 | | 002 | 00 | 000 | | |
| Land | | Imp | orovements | | T | otal | | | Date o | f Sa | ale P | rope | rty | Cla | ssifica | sification Code | | | | | |
| | 830 | | 9,94 | 5 10,775 Status Property Type Zoning Location | | | | | | | | ocation | Cit | City Size Parcel S | | | | | | | |
| Assessor Lo | cation: | INAV | ALE (IN | A) | A) 1 B) 01 | | | | | | | 0 5 | 5 | D) | 3 | E) | 9 | F) | 3 | | |
| | | ~ | | | | Residential | | | | | | | | Cor | mmerc | ial | · | | | | |
| | Mul | tiple Im | provements: | Multi | iple. Impro | vements.: | | | Multip | le. Ir | mprov | ement | s. : | | | | | | | | |
| | | Constr | uction Date: | Const | truction D | ate: 19 | 10 | | Constr | uctio | on Dat | e: | | | | | | | | | |
| | | | Floor: | Floor | Sq. Ft. : | 1,1 | 78 | | Floor S | šą. F | 7t. : | | | | | | | | | | |
| | | Buildin | ig Cost New: | Cost | : | 116,2 | 05 | | Cost: | | | | | | | | | | | | |
| Single Family | Style: | 101 | | Resi | idential (| Condition: 1 | 0 | | Comr | ner | cial C | ссир | ano | су Со | ode: | | | | | | |
| (100) □ Mc | bile Hon | ne | | (10) | ★ <i>W</i> | om Out | | | Prima | ry: | | | Ot | herl: | | (| Other2: | | | | |
| (101) 🗷 On | e Story | | | (20) | □В | adly Worn | | | Comr | ner | cial C | onst | ruci | tion (| Class: | | | | | | |
| (102) 🗆 Tw | o Story | | | (30) | □ A | verage | | | (1) | П | Firep | proof | Strı | uctura | al Steel | Frame | | | | | |
| (103) 🗆 Spl | it Level | | | (40) | □ G | ood | | | (2) | | Rein | force | đС | oncre | ete Fran | ne | | | | | |
| (104) 🗆 11 | /2 Story | , | | (50) | □ V | ery Good | | | (3) | | Mas | onry . | Bea | ring V | Walls | | · | | | | |
| (111) 🗆 Bi- | Level | | _ | (60) | □ E: | xcellent | | | (4) | | Woo | d or | Stee | el Frai | med Ex | ct. Wal | ls | | | | |
| (106) □ Ott | ıer | | | | · | | | | (5) | | Meta | ıl Fra | me | and V | Walls | | | | | | |
| Townhouse o | r Duplex | Style: | | Resi | dential (| Quality: 30 | | | (6) | | Pole | Fran | ie | | | | | | | | |
| (301) 🗆 On | e Story | | | (10) | | ow | | | Cost I | Ran | k: | | | | C | onditio | n: | | | | |
| (302) 🗆 Tw | o Story | | | (20) | □ F: | air | | | (10) | | Low | | | | (1 | 0) 🗆 | Worn | Out | | | |
| (307) 🗆 11/ | /2 Story | | | (30) | ★ A | verage | | | (20) | | Aver | age | | | (2 | 0) 🗆 | Badly | Worr | 1 | | |
| (308) 🗆 Spl | it Level | | | (40) | □ G | ood | | | (30) Above Average | | | | | | (3 | (30) Average | | | | | |
| (309) 🗆 21/ | | | 70.00 | (50) | □ V | ery Good | | | (40) | | | | | | | | Good | | | | |
| (304) 🗆 On | | | | (60) | □ E: | ccellent | | | | | | | | | (5 | 0) 🗆 | Very (| Good | | | |
| (305) □ Tw | o Story I | Duplex | | | | | | | | | | | _ | | (6 | 0) 🗆 | Excell | ent | | | |
| Assessor's | | | | | |): | | | | | | | | | | | | | | | |
| Assessor Co | mment | s and R | leason for A | djust | tment: | | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | | | | |
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| Comments i | fue un | | - . | | | | | 7 | | - | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | (Conti | nue or | n back) | | |

NEBRASKA Good Life. Great Service.

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.

| | it is signed and items 1-25 are accurately completed. | |
|---|--|--------------------------------|
| 1 County Name 2 County Number Select County & County Number | 3 Date of Sale/Transfer 4 Date of Deed Mo. 08 Day 27 Yr. 2023 Mo. 08 Day | 191 2022 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | D L yr. 2023 |
| Grantor's Name (Seller) | Grantee's Name (Buyer) | 1 |
| The Mary Lanning Memorial Hosp. Assorted or Other Mailing Address TIS St. Joseph Avenue | Webster County Com Street or Other Mailing Address Leal West Franklin | munity Hosp |
| City State Zip Code | City State | Zin Codo- |
| Phone Number 10890 | Phone Number Is the grantee a 501 (c)(3) organiz | <u>68970</u> |
| Email Address | If Yes, is the grantee a 509(a) four | ation? Yes No |
| 7 Property Classification Number. Check one box in categories A and B. Check C i | f property is also a mobile home. | |
| (A) Stohio |) Property Type | (C) |
| Improved Single Family Industrial | Mineral Interests-Nonproducing State Assessed | Mobile Home |
| Unimproved Multi-Family Agricultural IOLL Commercial Recreational | Mineral Interests-Producing Exempt | |
| | nd Contract/Memo Partition Sheriff | Other |
| | ase Personal Rep. Trust/Trustee | |
| Cemetery Death Certificate – Transfer on Death Executor Mir 9 Was the property purchased as 10 Type of Transfer Distribution Forecle | Thanks, | |
| 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift | | ansfer on Death |
| | - | ustee to Beneficiary |
| 11 Was ownership transferred in full? (If No, explain the division.) | or Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N | her (Explain) |
| Yes No | No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela | tives? (If Yes, check the appropriate box.) | |
| | Partnership, or LLC Self Othe | er |
| ☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch | | |
| L Ex-spouse L Parents and Ch 14 What is the current market value of the real property? | | · |
| \$74735 | 15 Was the mortgage assumed? (If Yes, state the amount and in Yes | |
| 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 |
| Yes No | of the agent or title company contact.) Yes | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement St | hould be Sent |
| > Lots 16 + 17 Block 3 Rohrev's | | |
| Addition to Blue Hill 18a No address assigned 18b Vacant land | | |
| 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? Yes No (If Yes, en | ter dollar amount and attach itemized list.) | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ 24 | 000 |
| 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 statemen correct, and that I am duly authorized to sign this statement. | t and that it is, to the best of my knowledge and belief, true, cor | mplete, and |
| Print or Type Name of Grantee or Authorized Representative | | Phone Number |
| sign Alexander | (Ea | 8/7/2= |
| here Signature of Grantee or Authorized Representative | ītle | Date |
| Register of Deed's Use Onl | • | For Dept. Use Only |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Recording Data | |
| Mo. 5 Day 1 Yr. 5 SEXEMP # & | BK2023 19 1524 | |
| lebraska Department of Revenue orm No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 | Authorized by Neb. Re | v. Stat. §§ 76-214, 77-1327(2) |

BOOK 4023 PAGE 1524

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-7-23
\$ Exempt 2 By ab

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

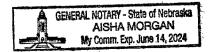
President and CEO

The Mary Lanning Memorial Hospital Association

STATE OF NEBRASKA

) ss

COUNTY OF ADAMS



Notary Public

| Cnty No. | Во | ook | Page | | Sal | | | School District Code | | | | | | | | | | |
|-----------------|-----------|-----------|--------------|-------------|---------------|-------------|--|----------------------|----------------|--------------------|------------|--------|--------|-------------|--------|------|--------|---------------|
| 91 | 20 | 23 | 1524 | | 8/7 | /2023 | Base: 9 | 91- | 007 | 74 | Aff | iliate | ed: | | U | nifi | ed: | |
| Location | Т | Sale | Number | τ | Jseability | & Code# | | | | | | Pai | rcel N | lumber | | | | |
| 0003511 | L00 | : | 211 | | 4 | 06 | GeoCde | Tw | zn. | Rng | Se | ct | Qrt | Subdiv | Are | ea | Blk | Parcel |
| | D | ate of S | ale Assessec | l Va | lue | | 4133 | | | | 0 | 0 | 0 | 20010 | | | 003 | 0000 |
| Land | ! | Imp | rovements | | Γ | otal | | | Da | te of S | Sale | Pro | perty | Classific | atio | n C | ode | |
| 2 | ,370 | | 72,36 | 5 | | 74,735 | Status |]] | Prope | operty Type Zoning | | | | Location | n. | City | Size | Parcel Size |
| Assessor Lo | cation: | BLUE | HILL (| BH) | | | A) 1 | E | 3) | 11 | L1 C) 7 D) | | | | E | E) | 6 | F) 1 |
| | | * | | | · | Residential | | | | | | | | Comme | cial | | | |
| | Mu | ltiple Im | provements: | Mul | ltiple. Impro | vements.: | | | M | ultiple. | Impr | overn | ents.: | | | | | |
| Construction Da | | | | Con | struction D | ate: | | | Co | onstruct | ion I | Date: | | 1960 | | | | |
| | | | Floor: | Floo | or Sq. Ft. : | | | | Fl | oor Sq. | Ft.: | | | 2,304 | | | | |
| | | Buildin | ig Cost New: | Cos | st: | | | | Co | ost: | | | 399 | ,145 | | | | |
| Single Family | y Style: | | | Re | sidential (| Condition: | | | _ | | | | upan | cy Code: | | | | |
| (100) □ Mo | bile Hor | ne | | (10 | D) 🗆 W | om Out | | | Pr | imary: | 3 | 41 | Ot | her1: | | С | ther2: | |
| (101) 🗆 On | e Story | | | (20 | D) 🗆 B | adly Worn | | | C | omme | rcial | Con | istruc | tion Class | 3 | | | |
| (102) 🗆 Tw | o Story | | | (30 |) | verage | (1) Fireproof Structural Steel Frame | | | | | | | | | | | |
| (103) 🗆 Spl | | | | (40 |)) 🗆 G | ood | | | (| (2) 🗆 | Re | einfor | rced C | oncrete Fr | ame | | | |
| (104) 🗆 11. | | | | (50 |)) | ery Good | | | (| | | | | ring Walls | | | | |
| (111) □ Bi- | Level | | | (60 | D) 🗆 E: | xcellent | | | (| ` _ | | | | el Framed l | Ext. V | Wall | s | |
| (106) □ Oth | ner | | | | | | | | (| (5) | M | etal F | rame | and Walls | | | | |
| Townhouse o | | x Style: | | _ | sidential (| | | | | | | le Fr | | | | | | |
| (301) 🗆 On | | | , | <u> </u> | | WC | | | \neg | ost Ra | | | i | | Conc | | | |
| (302) 🗆 Tw | | | | |)) | | | | → | | Lo | | | | (10) | | Worn | |
| (307) 🗆 1 1 | | | | <u> </u> | | verage | | | Ť | | | verag | | | (20) | | Badly | |
| (308) □ Spl | | | | | | ood | | | ` | | | | Avera | | (30) | | | ge |
| (309) 🗆 21/ | | | | (50 | | ery Good | | | (4 | 40) 🗆 | Hi | gh | | | (40) | | Good | |
| (304) 🗆 On | | | | (60 |)) | xcellent | | | - | | | | | | (50) | | Very (| |
| (305) □ Tw | o Story . | Juplex | | | | | | | | | | | | | (60) | Ц | Excell | ent ——— |
| Assessor's | | | | | |): | | | | | | | | | | | | |
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| Comments | from | | | | | | | Com | men | ıts: | | | | | | | | |
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Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side.

Good Life, Great Service.

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

| • IT additional space is needed, and an attach | t is signed and items 1-25 are accurately completed. | |
|--|--|------------|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed | |
| WEBSTER - 91 | M_{O} $=$ M_{O} $=$ $=$ $=$ $=$ $=$ $=$ $=$ $=$ $=$ $=$ | 23 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) | Grantee's Name (Buyer) Blue Hill Propco LLC | |
| NE Blue Hill Propco LLC Street or Other Mailing Address | Street or Other Mailing Address | |
| 367 Church Ave. | 265 East Merrick Road, Suite 205 | \ |
| City State Zip Code Woodmere NY 11598 | | 11580 |
| Phone Number 917 324 7393 | Phone Number Is the grantee a 501(c)(3) organization? Yes 1917) 858-9499 If Yes, is the grantee a 509(a) foundation? Yes | |
| Email Address | Email Address ari@carenetworkhealth.com | |
| Shornung@azriahealth.com 7 Property Classification Number. Check one box in categories A and B. Check C if | <u> </u> | |
| | Property Type (C) | |
| ✓ Improved Single Family Industrial | Mineral Interests-Nonproducing State Assessed Mobi | le Home |
| Unimproved Multi-Family Agricultural | Mineral Interests-Producing Exempt | |
| 10L1 | To the Total Total | |
| ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le | | |
| | eral | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | osure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Life Estate ☐ Sale ☐ Trustee to Beneficia | ıry |
| | or Trust Partition Satisfaction of Contract Other (Explain) | dad |
| 11 Was ownership transferred in full? (If No, explain the division.) Ves | 12 Was real estate purchased for same use? (If No, state the inten | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | · | |
| | Partnership, or LLC Self Other Other | |
| ☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C | and Grandchild Spouse Step-parent and Step-child | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | |
| \$6,290,041 | ☐ Yes ☑ No \$ | _% |
| 16 Does this conveyance divide a current parcel of land? | 17 Was transfer through a real estate agent or a title company? (If Yes, include to of the agent or title company contact.) Yes Landmark Abstract Agent | he name |
| ☐ Yes ✓ No 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | : Ļ1140 |
| 414 North Wilson Street | Blue Hill Propos LLC | |
| Blue Hill, NE, 68930 | 265 E Merrick Road Suite 205 Valley Stream NY 11580 | |
| 18a No address assigned 18b Vacant land | Valley Steam N1 11300 | |
| 20 Legal Description (Attach additional pages, if needed.) | | |
| PART 1 & ALL LOT 2 SE1/4 4-4-10 BLUE HILL CO | LONIAL TERRACE ADDITION 414 NORTH | |
| WILLSON STREET BLUE HILL NE 68 | | |
| 21 If agricultural, list total number of acres transferred in this transaction | | |
| 22 Total purchase price, including any liabilities assumed | | 1.00 |
| 23 Was non-real property included in the purchase? | \$ | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see | | 0100 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 1 00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | | |
| Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. | nt and that it is, to the best of my knowledge and belief, true, complete, and | • |
| Print or Type Name of Grantee or Authorized Representative | Phone Numb | er |
| sign. An silbershow | Actuarized Signatory 8/11/2 | |
| here Signature of Grantee or Authorized Representative | Title Date | ٠ مي |
| Register of Deed's Use O | nly For Dept. Us | e Only |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Becording Data | ~ Orny |
| Mo. 8 Day 7 yr. 23 \$ 14154,75 | BK2013-16 1529 | |
| | | 77-1327(2) |

| Cnty No. | Во | ok | Pag | ge | | Sal | e Date | | | | | | Se | choo | l Dis | trict Cod | le | | | | |
|---------------|-----------|----------|------------|----------|------------|--------|------------|---|---------------|------|--------|---|-------------|---|----------|-------------|-------------|-------|---------|--------|---------|
| 91 | 20 | 23 | 152 | 29 | | 8/2 | /2023 | Base | e: S | 1-(| 0074 | | Affi | iliate | d: | Unified: | | | | | |
| Location | ID | Sale | Number | • | Useal | oility | & Code# | | | | | | 14 | Par | cel I | Number | mber | | | | |
| 0003430 | 000 | , | 212 | | 1 | 24 | | GeoC | Cde | Tw | n R | ng | Sec | ct | Qrt | Subdiv | Ar | ea | Blk | P | arcel |
| | D | ate of S | ale Asse | ssed ' | Value | - | | 413 | 33 | 4 | 1 | 0 | 4 | | 0 | 20090 | | | 000 | 0 | 000 |
| Land | | Imp | oroveme | nts | | T | otal | | | i a | Date | Date of Sale Property Classification Code | | | | | | | | | |
| 17 | ,920 | | 527, | 505 | | | 545,425 | Status Property Type Zoning Location City S | | | | | | | | Size | Parcel Size | | | | |
| Assessor Lo | cation: | BLUE | HILL | (BI | H) A) 1 B) | | | | | | | 3 | | C) | 2 | D) 1 | I | Ξ) | 6 | F) | 5 |
| | | | | - | | | Residentia | l | | | | | | *************************************** | | Comme | rcial | l | | | |
| | Mul | tiple Im | proveme | ıts: N | Multiple. | Impro | vements.: | | | | Multi | ple. | Impr | oveme | ents.: | 6 | | | | | |
| | | Const | ruction Da | ate: | Construct | ion Da | te: | | | | Cons | truct | ion D | Date : | | 1967 | | | | | |
| | | | Flo | or: I | Floor Sq. | Ft. : | | | | | Floor | Sq. | Ft. : | | | 2,884 | | | | | |
| | | Buildir | ig Cost N | ew: | Cost: | | | | Cost: 987,830 | | | | | | | | | | | | |
| Single Family | y Style: | | | 1 | Residen | tial C | ondition: | | | | Con | me | rcial | Occi | upan | cy Code: | | | | | |
| (100) 🗆 Mo | bile Hon | ne | | | (10) | W | orn Out | | | _ | Prim | ary: | 3: | 13 | O | ther1: | | C | Other2: | | |
| (101) 🗆 On | e Story | | | | (20) | Ва | adly Worn | | | | Con | me | rcial | Con | struc | tion Class | : 3 | | | | |
| (102) 🗆 Tw | o Story | | | | (30) | A | verage | | | | (1) | | Fir | repro | of Str | uctural St | el Fr | ame | | | |
| (103) 🗆 Spl | | (40) | G | ood | | | | (2) | | Re | einfor | ced C | Concrete F | rame | | | | | | | |
| (104) 🗆 11. | | (50) | Ve | ery Good | | | | (3) | ¥ | Ma | asonr | у Веа | aring Walls | 3 | | | | | | | |
| (111) 🗆 Bi- | | (60) | Ех | cellent | | | ··· | (4) | | W | ood c | r Ste | el Framed | Ext. | Wall | ls | | | | | |
| (106) 🗆 Oth | ner | | | | | | | | | | (5) | | M | etal F | rame | and Walls | | | | | |
| Townhouse o | | Style: | | 1 | Residen | tial Q | uality: | | | | (6) | | | le Fra | me | | | | | | |
| (301) 🗆 On | e Story | | | | (10) | Lo |)W | | | | Cost | Ra | nk: | 20 | | - 19 .0 | Con | ditio | n: 30 |) | |
| (302) 🗆 Tw | o Story | | | | (20) | Fa | ir | | | | (10) | | | | | | (10) | | Worn | Out | |
| (307) 🗆 11. | | | | | (30) | | verage | | | | (20) | | | rerage | | | (20) | | Badly | Won | a |
| (308) 🗆 Spl | it Level | | | | (40) | G | ood | | | | (30) | | | ove 1 | Avera | ige | (30) | * | Avera | ge | |
| (309) 🗆 21 | | | | - 1 | (50) | Ve | ery Good | | | | (40) | | Hi | gh | | | (40) | | Good | | |
| (304) 🗆 On | | | | | (60) | Ex | cellent | | | | | | | | | | (50) | | Very (| | |
| (305) 🗆 Tw | o Story I | Duplex | | | | | | | | | | | | | | | (60) | | Excell | ent | |
| Assessor's | s Adju | stmen | t to Sal | e Pri | ice (+ | or - |): | | | | | | | | | | | | | | |
| Assessor Co | omment | s and F | Reason fo | r Ad | justme | nt: | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | | | | |
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| Comments | from | | | - | | | | | | 70 | | | | | | | | | | | |
| 000343 | | | | | | | | | | Jumi | ments | • | | _ | | | | | | | |
| - 555545 | | | | | | | | | | | | | | | | | | | | | |
| 1 | Pe | 1. | Also | n. | LEAT | m | Sed. | Dec | | L | isa | 01 | 15 | CS | <u> </u> | | | | | | |
| | | | ve_4 | 1 | ~ _ | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | (Conti | inue o | n back) |

| Index | |
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| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/07/23

\$14154.75 By AS

Bk 2023, Pg 1529

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 07 day of August A.D., 2023, at 01:06 o'clock PM. Recorded in Book 2023 on Pages 1529-1534

Sindlyworth

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 Mass. |
| On this day of JJJ, 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. |
| My Commission Expires: NOTARY PUBLIC |
| YONINA NEUFELD Notary Public, State of New York Reg. No. 01NE6319577 Qualified in Queens County Commission Expires 2/23/20 |

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