

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1593	8/1/2023	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001705901		213		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	9	0	00000	1	416	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
14,030				14,030		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 6		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		8.100		11,340				
1A						1G								
2A1						2G1		1.920		2,690				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		10.020		14,030				
3D						Roads								
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; BETWEEN BROTHERS & SISTERS			
Comments from		Comments:	
001705901			

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>1</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>8</u> Day <u>1</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald V. Rose and Nanellen J. Rose, husband & wife Street or Other Mailing Address 1405 7th Street City Aurora State NE Zip Code 68818 Phone Number (402) 760-0159 Email Address rroseservice@yahoo.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$14,030				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent See attached.			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) See attached.							
21 If agricultural, list total number of acres transferred in this transaction _____							

22 Total purchase price, including any liabilities assumed		22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	1,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number				

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

Scott D. Pauley

(402) 462-5187

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>10</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>33.75</u>	28 Recording Data BK 2023, Pg 1593
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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)

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

6. &

19. Ronald V. Rose
1405 7th Street
Aurora, NE 68818
(402) 760-0159
rroseservice@yahoo.com

Teresa Miller
1304 Madden Rd
Hastings, NE 68901

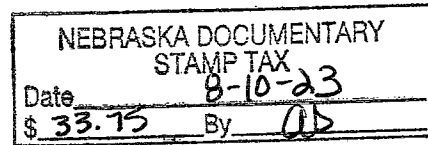
Dan Rose
7602 FM 3358
Gilmer, TX 75645

Alesa Johnson
1845 Craig Re
Aurora, NE 68818

20. A parcel of land located in the Southeast Quarter of Section 9, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of Section 9, Township 4 North, Range 10 West, Thence S89°58'07"W (assumed bearing) along the South Line of said Section 9, a distance of 72.90 feet to the West right of way of U.S. Highway 281 as recorded in Deed Book 33, Page 251, and also being the point of beginning, thence S89°58'07"W continuing on said South Line of Section 9 a distance of 337.10 feet, thence N00°08'00"W a distance of 629.81 feet, thence N72°32'45"E a distance of 94.15 feet, thence N01°39'29"E a distance of 235.22 feet, thence N 14°08'32"E a distance of 482.47 feet, thence N00°01'29"W a distance of 250.59 feet to the Southwest Corner of Deed Book 97, Page 239, thence N89°08'53"E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34'15"W along said West right of way a distance of 1310.07 feet, thence S04°11'16"W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 10 day
 of Aug A.D., 2023, at 11:29
 o'clock AM. Recorded in Book 2023
 on Page 1593-1594
Abbey Haig County Clerk
16.000 AS Deputy
 Ind Comp Assessor Carded



Return to:
 Conway, Pauley & Johnson, P. C.
 P. O. Box 315
 Hastings, NE 68902-0315

WARRANTY DEED

RONALD V. ROSE AND NANELLEN J. ROSE, husband and wife,
 GRANTORS, in consideration of One Dollar (\$1.00) and other
 valuable consideration, received from GRANTEES, Ronald V. Rose, a
 married person; Teresa J. Miller, a married person; Daniel L.
 Rose, a married person; and Alesa J. Johnson, a married person,
 convey to GRANTEES as tenants in common, the following described
 real estate (as defined in Neb. Rev. Stat., Section 76-201):

A parcel of land located in the Southeast Quarter of Section
 9, Township 4 North, Range 10 West of the 6th P.M., Webster
 County, Nebraska, more particularly described as follows:
 Commencing at the Southeast Corner of Section 9, Township 4
 North, Range 10 West, Thence S89°58'07"W (assumed bearing)
 along the South Line of said Section 9, a distance of 72.90
 feet to the West right of way of U.S. Highway 281 as
 recorded in Deed Book 33, Page 251, and also being the point
 of beginning, thence S89°58'07"W continuing on said South
 Line of Section 9 a distance of 337.10 feet, thence
 N00°08'00"W a distance of 629.81 feet, thence N72°32'45"E a
 distance of 94.15 feet, thence N01°39'29"E a distance of
 235.22 feet, thence N 14°08'32"E a distance of 482.47 feet,
 thence N00°01'29"W a distance of 250.59 feet to the

Southwest Corner of Deed Book 97, Page 239, thence N89°08'53"E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34'15"W along said West right of way a distance of 1310.07 feet, thence S04°11'16"W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

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

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

EXECUTED August 1, 2023.

Ronald V. Rose

Ronald V. Rose

NanEllen J. Rose

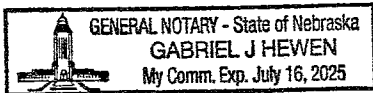
NanEllen J. Rose

STATE OF NEBRASKA)

) ss.

COUNTY OF Hamilton email to dp 7/12/23 re: f/u email)

The foregoing instrument was acknowledged before me on the 1st day of August, 2023, by Ronald V. Rose and NanEllen J. Rose, husband and wife.



Gabriel J. Heven
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1597	8/14/2023	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002516100		214	4	08	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4129	4	12	36	0	00000	1	000	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
78,615	140,510	219,125			Status	Property Type		Zoning	Location	City Size	Parcel Size		
					A) 1	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1		14.980	20,970					
1A					1G		12.310	17,235					
2A1					2G1		0.360	505					
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1	0.060		155		Shelterbelt/Timber								
1D	0.300		780		Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL		28.090	39,775					
3D					Roads		1.390						
4D1					Farm Sites		1.000	13,840					
4D	0.080		130		Home Sites		1.000	25,000					
					Recreation								
Dwellings			102,300		Other								
Outbuildings			38,210		Non-AG TOTAL		3.390	38,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; EXCHANGE TO REVERSE 1031	
Comments from	Comments:
002516100	

(Continue on back)

NEBRASKA

Good Like Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 214

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

FORM

521

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 8 Day 14 Yr. 23		4 Date of Deed Mo. 8 Day 14 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) VRB Exchange, LLC f/k/a CHF Exchange, L.L.C., a Nebraska limited liability company				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BK Building, L.L.C., a Nebraska limited liability company			
Street or Other Mailing Address 6333 Apples Way, Suite 115				Street or Other Mailing Address 2115 N. Kansas Ave.			
City Lincoln		State NE		City Hastings		State NE	
Zip Code 68516				Zip Code 68901			
Phone Number 402-435-1244				Phone Number (402) 463-2431		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address dwiebe@charter-title.net				Email Address dwiebe@charter-title.net		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input checked="" type="checkbox"/> Other unwinding reverse 1031
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9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) unwinding 1031
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11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other		
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14 What is the current market value of the real property? \$300,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Charter Title
--	--

18 Address of Property 653 V Road Bladen, NE 68928	19 Name and Address of Person to Whom Tax Statement Should be Sent BK Building, L.L.C., a Nebraska limited liability company See #6
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant Land

20 Legal Description
See Attached Exhibit A

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22 \$ 300,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24 \$ 300,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 70-902(4)-paid on 2022-13102	

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.

► BK Building, L.L.C., a Nebraska limited liability company/Kelli Cunningham
Print or Type Name of Grantee or Authorized Representative

(402) 463-2431
Phone Number

sign
here

► *Kelli Cunningham*
Signature of Grantee or Authorized Representative

Grantee or Authorized Representative
Title

August 14, 2023
Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 15 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BK 2023 Pg 1597
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EXHIBIT "A"

A tract of land located in the East Half of the Northwest Quarter (E1/2NW1/4) and in the West Half of the Northeast Quarter (W1/2NE1/4) of Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said W1/2NE1/4 (N 1/4 corner) this being the point of beginning; thence N89°05'04"E assumed bearing on the North line of said W1/2NE1/4 a distance of 508.00 feet; thence S00°31'13"E a distance of 348.30 feet; thence N88°04'24"W a distance of 799.40 feet; thence S00°40'45"E a distance of 712.17 feet; thence S88°46'07"W a distance of 1029.25 feet to the West line of said E1/2NW1/4; thence N00°41'43"W on said West line a distance of 1027.00 feet to the Northwest corner of said E1/2NW1/4; thence N89°05'04"E on the North line of said E1/2NW1/4 a distance of 1321.045 feet to the point of beginning, subject to public road right of way.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/15/23

\$ Ex004 By AS

Bk 2023, Pg 1597

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of August A.D., 2023, at 09:01
o'clock AM. Recorded in Book 2023
on Page 1597

Attest County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

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

QUITCLAIM DEED

THE GRANTOR, VRB Exchange, LLC f/k/a CHF Exchange, L.L.C., a Nebraska limited liability company whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to

BK Building, L.L.C., a Nebraska limited liability company,

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

A tract of land located in the East Half of the Northwest Quarter (E1/2NW1/4) and in the West Half of the Northeast Quarter (W1/2NE1/4) of Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said W1/2NE1/4 (N 1/4 corner) this being the point of beginning; thence N89°05'04"E assumed bearing on the North line of said W1/2NE1/4 a distance of 508.00 feet; thence S00°31'13"E a distance of 348.30 feet; thence N88°04'24"W a distance of 799.40 feet; thence S00°40'45"E a distance of 712.17 feet; thence S88°46'07"W a distance of 1029.25 feet to the West line of said E1/2NW1/4; thence N00°41'43"W on said West line a distance of 1027.00 feet to the Northwest corner of said E1/2NW1/4; thence N89°05'04"E on the North line of said E1/2NW1/4 a distance of 1321.045 feet to the point of beginning, subject to public road right of way.

Executed this 14 day of August, 2023.

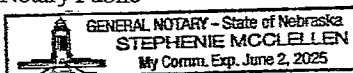
VRB Exchange, LLC f/k/a CHF Exchange,
L.L.C., a Nebraska limited liability company

By: *Kelli Cunningham*
Kelli Cunningham, Manager

STATE OF Nebraska
COUNTY OF Laurens

The foregoing instrument was acknowledged before me this 14 day of August, 2023 by Kelli Cunningham, Manager of VRB Exchange, LLC f/k/a CHF Exchange, L.L.C., a Nebraska limited liability company.

Shirley
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1598	8/15/2023	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000119102		215		4 06		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10010		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
6,750		55,365		62,115		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1		B) 11		C) 7		D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date :	Construction Date : 1960
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 4,480
Building Cost New:	Cost :	Cost : 525,640
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 311 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 3
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 20
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO COUNTY ORGANIZATION	
Comments from	Comments:
000119102 000119702 000119103	

(Continue on back)

35110 35200
42700

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

215

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 8 Day 15 Yr. 2023	4 Date of Deed Mo. 8 Day 10 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County Senior Citizens Committee, Inc. Street or Other Mailing Address PO Box 222 City Red Cloud State NE Zip Code 68970 Phone Number 402-376-0117 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Webster County, Nebraska Street or Other Mailing Address 621 N Cedar City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2716 Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Email Address NA	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse					
<input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? \$45,000			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No		
18 Address of Property 432 N Elm Red Cloud, NE 6970			19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description (Attach additional pages, if needed.) See attached					

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

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

TJ Vance, Webster County Commissioner

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Grantees

Phone Number

8/10/2023

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 15 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2023, 1598	

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)

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Aug A.D., 2023, at 2:44
o'clock PM. Recorded in Book 2023
on Page 1598-1599Abbey Hargis County Clerk
16.00 \$ Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>8-15-23</u>
\$ Exempt #2	By <u>AD</u>

Return To: Patrick J. Calkins, Webster County Attorney, PO Box 250, Red Cloud, NE 68970

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, the WEBSTER COUNTY SENIOR CITIZENS COMMITTEE, INC., a Nebraska Non-profit Corporation, herein called the grantor, in consideration of one dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto, WEBSTER COUNTY, NEBRASKA, a political subdivision, herein called the grantee, the following described real property in Webster County, Nebraska:

The North Half (N ½) of Lot Seven (7) and all of Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), Williams Addition to the City of Red Cloud, Webster County, Nebraska, EXCEPT that part previously deeded to Webster County on February 11, 2014, located at Book 2014, Page 349 at the Webster County Register of Deeds; AND,

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), and the West Fifty-Five feet (55') of Lots Seven (7) and Eight (8), Block One (1), Lutz's Addition to the City of Red Cloud, Webster County, Nebraska, AND

Lots Twelve (12) and Thirteen (13), Block Two (2), Richardson's Addition to the City of Red Cloud, Webster County, Nebraska.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance with no exceptions, and 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.

Dated this 10th day of August 2023

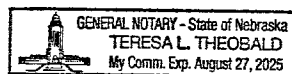
Webster County Senior Citizens Committee, Inc.

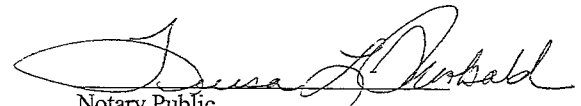
Frances M. Bauer President
By: Frances M. Bauer, President

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On this 16th day of August 2023 before me, the undersigned notary public in and for said State and County, personally came the Webster County Senior Citizens Committee, Inc., by and through its president, Frances M. Bauer, known to me to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be its voluntary act and deed.

Witness my seal and hand the date last written.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1609	8/17/2023	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000140200		216		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10025		007	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		69,530		71,170		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1913				Construction Date :						
Floor:				Floor Sq. Ft. : 1,398				Floor Sq. Ft. :						
Building Cost New:				Cost : 205,290				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:				Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
TRUSTEE'S DEED														
Comments from							Comments:							
000140200														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2023		4 Date of Deed Mo. 8 Day 14 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jorie Licking, Co-Trustee of Marjori F. Jones Rev Trust Street or Other Mailing Address 7992410212 Galahad Way City El Paso State TX Zip Code Phone Number (915) 778-9221 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer
	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)

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

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

14 What is the current market value of the real property? \$55,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
---	--

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

18 Address of Property 741 N Chestnut St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.)
Lot One (10and the North Half of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Wester County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22 \$ 55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 55,000.00

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

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

Teresa Theobald

(402) 746-2246

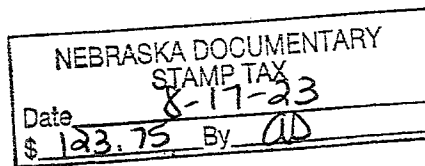
sign here	Print or Type Name of Grantee or Authorized Representative Teresa Theobald	Title Agent	Phone Number 8/17/2023
	Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 17 Yr. 23	27 Value of Stamp or Exempt Number \$ 123.75	28 Recording Data BK2023, Pg 1609

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 1609

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Aug A.D., 2023, at 3:49
o'clock PM. Recorded in Book 2023
on Page 1609
Abbey Hing County Clerk
IO. DD Deputy
Ind Comp Assessor Carded



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

TRUSTEE'S DEED

Jorie Licking, Co-Trustee of the Marjorie F. Jones Revocable Trust u/a dated May 21, 2020,
GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received
from GRANTEE, Van Beber Properties, LLC, a Colorado limited liability company, conveys to
GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and the North Half of Lot Two (2), Block Seven (7), LeDuc's Addition to Red
Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed Aug. 14, 2023.

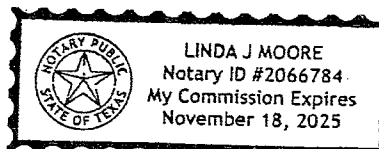
Jorie Licking
Jorie Licking, Co-Trustee

STATE OF Texas)
COUNTY OF El Paso) ss.

The foregoing instrument was acknowledged before me on Aug 14, 2023,
by Jorie Licking, Co-Trustee of the Marjorie F. Jones Revocable Trust u/a dated May 21, 2020.

My Commission Expires: 11-18-25

Linda J Moore
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1610	8/17/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001914800		217		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	3	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
25,000		77,370		102,370		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 2					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites								
4D						Home Sites		0.320				25,000		
						Recreation								
Dwellings				67,410		Other								
Outbuildings				9,960		Non-AG TOTAL		0.320				25,000		

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
001914800			

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2023		4 Date of Deed Mo. 8 Day 16 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joey M. Peters and Candace L. Peters Street or Other Mailing Address 1110 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number - Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer
	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)

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

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

14 What is the current market value of the real property? \$57,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 1120 Hwy 136 Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

18a ☐ No address assigned 18b ☐ Vacant land

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

See Attached

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

22 Total purchase price, including any liabilities assumed	22 \$ 57,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 57,000.00

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

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

Teresa Theobald

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Title

Title Agent

(402) 746-2246

Phone Number


8/17/2023

Date

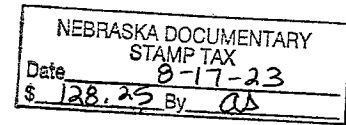
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 17 Yr. 23	27 Value of Stamp or Exempt Number \$ 128.25	28 Recording Data BK2023 Pg 1610
--	---	-------------------------------------



A part of County Surveyor's Lot Seventeen (17) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 17, thence West 90 feet, thence North 85 feet, thence West 27 feet, thence North 75 feet, thence East 117 feet, thence South 160 feet 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 17 day
of Aug A.D., 20 23 at 3:52
o'clock P M. Recorded in Book 2023
on Page 1610
Abbey Hines County Clerk
10.008 Deputy
Ind Comp Assessor CardedReturn to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED

Joey M. Peters and Candace L. Peters, each a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A part of County Surveyor's Lot Seventeen (17) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 17, thence West 90 feet, thence North 85 feet, thence West 27 feet, thence North 75 feet, thence East 117 feet, thence South 160 feet to the place of beginning

Grantors covenant, jointly and severally, 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.

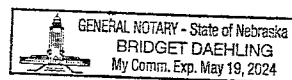
Executed August 16, 2023.

Joey M. Peters
Joey M. Peters

Candace L. Peters
Candace L. Peters

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

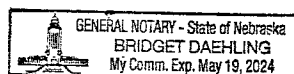
The foregoing instrument was acknowledged before me on August 16, 2023 by
Joey M. Peters, a single person.



Bridget Daebling
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 16, 2023 by
Candace L. Peters, a single person.



Bridget Daebling
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1613	8/17/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103200		218		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10005		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
440		48,830		49,270		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 03	C) 3	D) 1	E) 6	F) 1				
					Residential					Commercial				
Multiple Improvements:					Multiple Improvements. :					Multiple Improvements. : 2				
Construction Date:					Construction Date :					Construction Date : 1900				
Floor:					Floor Sq. Ft. :					Floor Sq. Ft. : 800				
Building Cost New:					Cost :					Cost : 37,265				
Single Family Style:					Residential Condition:					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out					Primary: 471 Other1: 336 Other2:				
(101) <input type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class: 3				
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good					(3) <input checked="" type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:					Residential Quality:					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low					Cost Rank: 20 Condition: 10				
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low (10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average					(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from										Comments:				
000103200														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2023		4 Date of Deed Mo. 8 Day 17 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas V. Beman Street or Other Mailing Address 731 East Park Street City Hastings State NE Zip Code 68901 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number 254-718-9674			
Email Address n/a				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address n/a				Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational				<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed		<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer					
<input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							

14 What is the current market value of the real property? \$35,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No	
18 Address of Property 410 N Webster Street Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description (Attach additional pages, if needed.)
The South Twenty-four and one-half (24 1/2) feet of Lot Ten (10), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska, including all our interest in the party wall on the North Seven (7) inches of subject and as described in Deed recorded in Book 11, Page 335

21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed	22 \$ 45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 10,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 35,000.00

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

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

Merna C. Van Beber, Member, Van Beber Properties, LLC

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

254-718-9674

Phone Number

8/17/2023

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 17 Yr. 23	27 Value of Stamp or Exempt Number \$ 78.75	28 Recording Data BK 2023, Pg 1613

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

Equipment List So. Central Laundry Inc.
Red Cloud

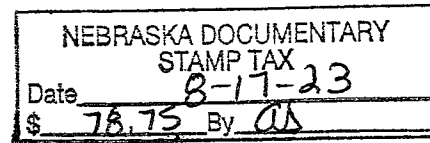
- 10 Maytag top load washers
- 1 40 lb. Front Load washer
- 1 18 lb Front Load washer
- 3 Maytag 30 lb. gas dryers
- 2 dexter 30 lb gas dryers
- 1 Bill Changer
- 1 4 Column detergent dispenser
- 4 Maytag Stacked dryers standard size
- 3 Folding Tables
- 1 Hoover Vacuum
- 1 mop with bucket

\$ 10,000⁰⁰

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 1613

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Aug. A.D., 2023, at 3:57
o'clock p^m. Recorded in Book 2023
on Page 1613
Abbey Havig County Clerk
10.00 000 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Douglas V. Beman, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-four and one-half (24½) feet of Lot Ten (10), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska, including all our interest in the party wall on the North Seven (7) inches of subject land as described in Deed recorded in Book 11, Page 335

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

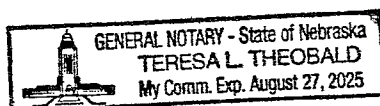
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 17, 2023.

Douglas V. Beman
Douglas V. Beman

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 17, 2023 by Douglas V. Beman, a single person.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1614	8/18/2023	Base: 91-0074				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
000306900		219	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		015	0000
Land		Improvements	Total	Date of Sale Property Classification Code								
3,990	76,200	80,190		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 954	Floor Sq. Ft. :
Building Cost New:	Cost : 114,090	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000306900	

(Continue on back)

6610

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 8 Day 18 Yr. 23		4 Date of Deed Mo. 8 Day 15 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Parker Jae Gilbert Street or Other Mailing Address P.O. Box 483 City Blue Hill State NE Zip Code 68930 Phone Number N/A Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon Meyer and Kami Meyer Street or Other Mailing Address 510 W. Lancaster Street City Blue Hill State NE Zip Code 68930 Phone Number 402-469-0439 Email Address n/a			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
---	---	---	--

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

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

14 What is the current market value of the real property? \$115,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 510 W. Lancaster Street, Blue Hill NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
---	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.) Lots 11 and 12, Block 15, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22 \$ 115,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 115,000.00

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

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

Brandon Meyer

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

8-18-2023

Date

sign here

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 18 Yr. 23	27 Value of Stamp or Exempt Number \$ 258.75	28 Recording Data BK 2023, Pg 1614
--	---	---------------------------------------

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)

Grantee—Retain a copy of this document

2023 Aug 18 10:03 AM 258.75 Book 2023 Page 1614

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/18/23
\$ 258.75 By AS

Bk 2023, Pg 1614

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of August A.D., 2023, at 10:03
o'clock AM. Recorded in Book 2023
on Page 1614

Anthony Laing

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return To: Prairie Title, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

PARKER JAE GILBERT, 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 **BRANDON MEYER AND KAMI MEYER**, husband and wife, GRANTEEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Eleven (11) and Twelve (12), Block Fifteen (15),
Original Town of Blue Hill, Webster County, Nebraska,
according to the recorded plat thereof.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEEES 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) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: August 15th, 2023.

Parker Jae Gilbert

PARKER JAE GILBERT - Sherri L. Patterson

STATE OF NEBRASKA)
COUNTY OF Adams) ss:


State of Nebraska - General Notary
SHERRI L. PATTERSON
My Commission Expires
May 22, 2026

The foregoing warranty deed was acknowledged before me on August 15th, 2023, by Parker Jae Gilbert.

Sherri L. Patterson
Notary Public-Sherri L. Patterson

My commission expires: 5-22-26

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2023	1615	8/17/2023	Base: 91-0074		Affiliated:			Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number									
000339800		220				GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133					00	0	20060		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
2,740		7,470		10,210		Status	Property Type		Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 1	

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1930	Construction Date :
Floor:	Floor Sq. Ft. : 1,040	Floor Sq. Ft. :
Building Cost New:	Cost : 102,105	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	Condition:
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
only a partial interest transferred	
Comments from	Comments:
000339800	

(Continue on back)

Real Estate Transfer Statement

**FORM
521**

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

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

1 County Name		2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>17</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>08</u> Day <u>17</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patrick G Gomez and Steven R Gomez Street or Other Mailing Address 105 W Saline St City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-7624 Email Address			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patrick G Gomez and Perla I Loya Morales Street or Other Mailing Address 105 W Saline St City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-7624 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt		<input type="checkbox"/> Mobile Home
8 Type of Deed				
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?				
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No				
10 Type of Transfer				
<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____				
11 Was ownership transferred in full? (If No, explain the division.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>1/2 interest</u>				
12 Was real estate purchased for same use? (If No, state the intended use.)				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____				
14 What is the current market value of the real property?				
\$6,080				
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %				
16 Does this conveyance divide a current parcel of land?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
18 Address of Property				
105 W Saline St				
Blue Hill, NE				
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				
19 Name and Address of Person to Whom the Tax Statement Should be Sent				
Same as Grantee				
20 Legal Description (Attach additional pages, if needed.)				
See attached				

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

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

**sign
here**

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

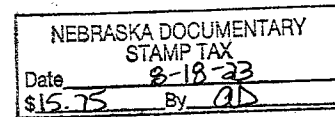
8/17/23

Date

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

26 Date Deed Recorded Mo. <u>8</u> Day <u>10</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>15.75</u>	28 Recording Data BK2023 Pg 1615
---	---	--

Lot Two (2), Block Two (2), Tyler's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska and part of Lot One (1), Block Five (5), Grussel's Addition to the Village of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 54 feet West of the Northeast corner of said Lot One (1), thence West along the North line of said Lot One (1), a distance of 54 feet, thence South a distance of 27 feet to a point 108 feet West of the East line of said Lot One (1), thence East a distance of 54 feet, thence North a distance of 27 feet to the point of beginning; including the vacated alley located between the tracts.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Aug. A.D., 20 23, at 11:24
o'clock am. Recorded in Book 2023
on Page 1615
Abbey Harg County Clerk
10 Deputy
Ind. Comp. Assessor Carded

JOINT TENANCY WARRANTY DEED

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

Lot Two (2), Block Two (2), Tyler's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska and part of Lot One (1), Block Five (5), Grussel's Addition to the Village of Blue Hill, Webster County, Nebraska, described as follows: Beginning at a point 54 feet West of the Northeast corner of said Lot One (1), thence West along the North line of said Lot One (1), a distance of 54 feet, thence South a distance of 27 feet to a point 108 feet West of the East line of said Lot One (1), thence East a distance of 54 feet, thence North a distance of 27 feet to the point of beginning; including the vacated alley located between the tracts.

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.

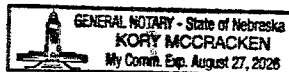
Steven Gomez
Steven R. Gomez

Patrick Gomez
Patrick G. Gomez

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on August 17, 2023, by Steven R. Gomez, a single person.

Comm. expires

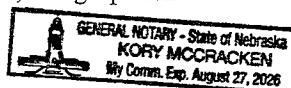


Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on August 17, 2023, by Patrick G. Gomez, a single person.

Comm. expires



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1616	8/16/2023	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149200		221		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10045		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,005		51,435		53,440		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,065	Floor Sq. Ft. :
Building Cost New:	Cost : 117,200	Cost :
Single Family Style: 104	Residential Condition: 25	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER FROM PARENT TO CHILD	
Comments from	Comments:
000149200	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 8 Day 16 Yr. 23		4 Date of Deed Mo. 7 Day 22 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew J Sundling, Miquel Campos Bautista, Donna Sundling Street or Other Mailing Address 529 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brent A Sundling Street or Other Mailing Address 529 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4570 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
---	---

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

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

14 What is the current market value of the real property? \$40,200	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 529 N Cherry St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	---

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

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

See attached

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

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

Attorney

8/16/23

Date

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 18 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2023, Pg 16/16
--	--	--

Lots Four (4), Five (5), Six (6) and the North two-thirds (N2/3) of Lot Seven (7), Block Three (3), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

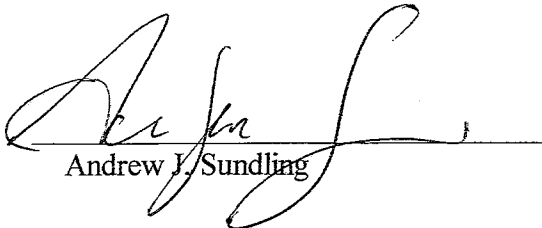
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Aug A.D., 2023, at 11:27
o'clock am. Recorded in Book 2023
on Page 1616-1619
Abbey Haring County Clerk
28.00 Deputy
Ind Comp Assessor Carded

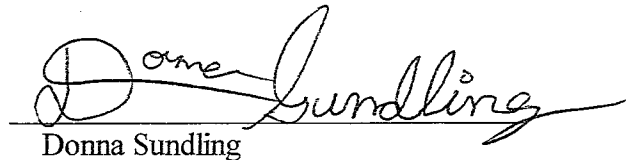
NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>8-18-23</u>
\$	<u>Exempt</u> By <u>AD</u>


QUITCLAIM DEED

Andrew J. Sundling, a single person, Miguel Campos Bautista, a single person, Donna Sundling, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Brent A. Sundling, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5), Six (6) and the North two-thirds (N2/3) of Lot Seven (7), Block Three (3), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.


Andrew J. Sundling


Donna Sundling


Miguel Campos Bautista

STATE OF CA, COUNTY OF SONOMA) ss.

The foregoing instrument was acknowledged before me on July 22 2023, by Andrew J. Sundling, a single person.

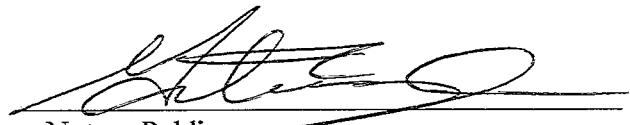
Comm. expires 10/03/2025


Notary Public

STATE OF CA, COUNTY OF Sanoma) ss.

The foregoing instrument was acknowledged before me on July 22, 2023, by Donna Sundling, a single person.

Comm. expires 10/08/2025

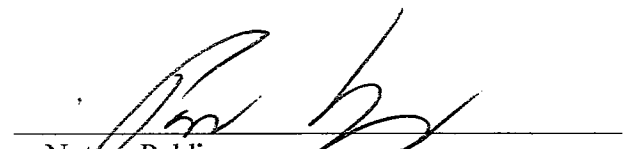

Notary Public

* Please see CA Acknowledgment form attached *

STATE OF CA, COUNTY OF Santa Clara) ss.

The foregoing instrument was acknowledged before me on July 24th, 2023, by Miguel Campos Bautista, a single person.

Comm. expires OCT 24 2025


Notary Public

PLEASE SEE
NOTARY ATTACHMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

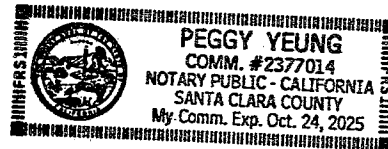
On July 24th, 2023 before me, Peggy Yeung, Notary Public
(insert name and title of the officer)

personally appeared Miguel Campos Bautista,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 07/22/2023 before me, Carlos Gutierrez, Notary Public
(insert name and title of the officer)

personally appeared Donna Bianca Sondling & Andrew James Sondling,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in
~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

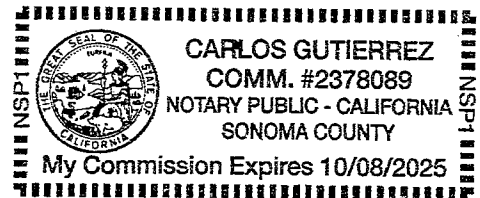
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1630	8/23/2023	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001010900		222		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	26	1	00000	1	000	0715
Land		Improvements		Total		Date of Sale Property Classification Code								
438,230				438,230		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		75.610		105,855				
1A						1G		3.340		4,650				
2A1						2G1		10.750		15,050				
2A						2G		5.820		2,910				
3A1						3G1		67.800		94,875				
3A						3G		3.430		1,715				
4A1						4G1		0.530		265				
4A						4G		58.810		29,405				
DRYLAND 1D1						Shelterbelt/Timber								
1D		0.740		1,925		Accretion								
2D1						Waste								
2D		57.040		130,335		Other								
3D1		0.240		550		AG LAND TOTAL		315.210		438,230				
3D						Roads		6.000						
4D1						Farm Sites								
4D		31.100		50,695		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		6.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER FROM PARENT TO CHILD	
Comments from	Comments:
001010900 001011300	

(Continue on back)

60715
60730

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

222

FORM

521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 8 Day 23 Yr. 2023		4 Date of Deed Mo. 8 Day 23 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz Street or Other Mailing Address 290 Road 2500 City Guide Rock State NE Zip Code 68942 Phone Number 402-257-2312 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua Sholtz Street or Other Mailing Address 2444 Road B City Guide Rock State NE Zip Code 68942 Phone Number 402-257-7145 Email Address n/a			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing			<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property?			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
\$256,000			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No		
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent		
Ag Land			Grantee		
18a <input checked="" type="checkbox"/> No address assigned			18b <input checked="" type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE1/4) of Section Twenty Six (26), Township One (1) North, Range Nine (9) West of the 6th P.M.; Webster County, Nebraska and the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 160 ± 320 ±		22 Total purchase price, including any liabilities assumed		22	\$	256,000.00
23 Was non-real property included in the purchase?		23		\$		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	256,000.00

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

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

Joshua Sholtz

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

8123/2023

Date

sign
here

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 24 Yr. 23	27 Value of Stamp or Exempt Number \$ 576.00	28 Recording Data BL 2023, Pg 1630	

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)

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Aug A.D., 2023, at 9:49
o'clock A M. Recorded in Book 2023
on Page 1630
Abbey Harig County Clerk
10.00 LO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>8-24-23</u>	
\$ <u>576.00</u>	By <u>LO</u>

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

WARRANTY DEED

Mark E. Sholtz and Tandra K. Sholtz, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Joshua Sholtz, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-six (26) Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, 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.

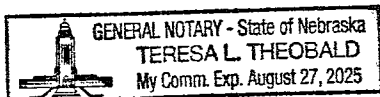
Executed August 23, 2023.

Mark E. Sholtz
Mark E. Sholtz

Tandra K. Sholtz
Tandra K. Sholtz

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on August 23, 2023 by Mark E. Sholtz and Tandra K. Sholtz, husband and wife.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1640	8/23/2023	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001010400		223		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	23	4	00000	1	000	0690
Land		Improvements		Total		Date of Sale Property Classification Code								
159,800				159,800		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	32.170	45,040
1A			1G	6.370	8,920
2A1			2G1	30.050	42,070
2A			2G	3.700	3,820
3A1			3G1	20.420	27,445
3A			3G		
4A1			4G1	4.940	2,470
4A			4G	57.420	28,710
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste	2.650	1,325
2D			Other		
3D1			AG LAND TOTAL	157.720	159,800
3D			Roads	1.990	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	1.990	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD ; TRANSFER FROM PARENT TO CHILD	
Comments from	Comments:
001010400	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

223

FORM

521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 8 Day 23 Yr. 2023		4 Date of Deed Mo. 8 Day 23 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz Street or Other Mailing Address 290 Road 2500 City Guide Rock State NE Zip Code 68942 Phone Number 402-257-3312 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Riley J. Sholtz Street or Other Mailing Address 142 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7113 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed					
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?					
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No			
10 Type of Transfer					
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	
14 What is the current market value of the real property?			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
\$256,000			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No		
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent		
Ag Land			Grantee		
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land					

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

The Southeast Quarter (SE1/4) of Section Thewenty-three (23), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	256,000.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	256,000.00
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.

Riley J. Sholtz

Print or Type Name of Grantee or Authorized Representative

Granter

Phone Number

8/23/2023

Date

sign
here

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 24 Yr. 2023	27 Value of Stamp or Exempt Number \$ 576.00	28 Recording Data BK 2023, Pg 1640	

Nebraska Department of Revenue

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

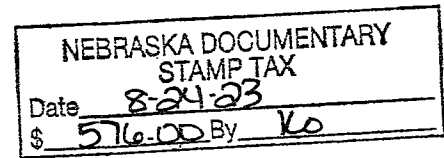
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Aug A.D., 2023 at 9:55
o'clock A M. Recorded in Book 2023
on Page 1640
Abbey Harig County Clerk
10.00 VS Deputy
Ind Comp Assessor Carded

BOOK 2023 PAGE 1640



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

WARRANTY DEED

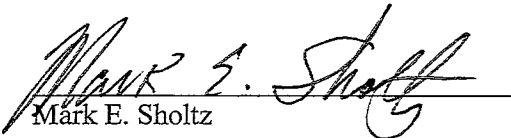
Mark E. Sholtz and Tandra K. Sholtz, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Riley J. Sholtz, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

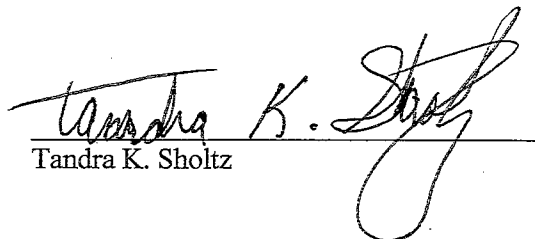
The Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, 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.

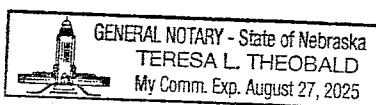
Executed August 23, 2023.


Mark E. Sholtz


Tandra K. Sholtz

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on August 23, 2023 by Mark E. Sholtz and Tandra K. Sholtz, husband and wife.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1663	8/24/2023	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001612600		224	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4243	3	10	32	1	00000	1	000	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
1,154,445		132,100	1,286,545		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED 1A1						GRASSLAND 1G1		19.320		27,050			
1A		37.380		203,350		1G		52.780		73,670			
2A1						2G1		6.730		9,420			
2A		69.080		361,285		2G							
3A1						3G1							
3A						3G		0.320		160			
4A1						4G1							
4A		66.680		332,735		4G		5.570		4,270			
DRYLAND 1D1						Shelterbelt/Timber							
1D		21.760		56,575		Accretion							
2D1						Waste							
2D		11.560		26,415		Other							
3D1						AG LAND TOTAL		303.860		1,115,605			
3D						Roads		3.940					
4D1						Farm Sites		1.000		13,840			
4D		12.680		20,675		Home Sites		1.000		25,000			
						Recreation							
Dwellings				107,130		Other							
Outbuildings				24,970		Non-AG TOTAL		5.940		38,840			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; 1/2 INTEREST TO SPOUSE	
Comments from	Comments:
001612600 001612700	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

224

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 8 Day 24 Yr. 2023		4 Date of Deed Mo. 8 Day 24 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Catherine A. Fricke, PR of Estate of Merwin A. Fricke Street or Other Mailing Address 2280 W Sundown Road City Ayr State NE Zip Code 68925 Phone Number (402) 463-8147 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Catherine A. Fricke Street or Other Mailing Address 2280 W. Sundown Road City Ayr State NE Zip Code 68925 Phone Number (402) 463-8147 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

☐ Buyer ☐ Seller ☒ No

10 Type of Transfer

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

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

☐ Yes ☒ No **Undivided one-half (1/2) interest**

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

☒ Yes ☐ No

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

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

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

\$833,750

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

☐ Yes ☒ No \$ _____ %

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No

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

☐ Yes ☒ No

18 Address of Property

Rural Webster County, Nebraska

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

Catherine A. Fricke
2280 W. Sundown Road
Ayr NE 68925

18a ☒ No address assigned 18b ☐ Vacant land

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

See Exhibit "A"

21 If agricultural, list total number of acres transferred in this transaction **+/- 310 A**

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

David H. Fisher

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney for Estate and Grantee

Title

(402) 463-1383

Phone Number

8-24-2023

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 24 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2023 Pg 1663
---	---	---

EXHIBIT "A"

An undivided one-half ($\frac{1}{2}$) interest in and to the East Half (E/2) of Section Thirty-two (32), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, except 5.57 Acre tract described as follows:

Commencing at the Southeast Corner of said Section Thirty-two (32), thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE/4) 962.85 feet to the True Place of Beginning; thence continuing S89°59'58"W along said South line 426.18 feet, thence N00°00'03"W perpendicular to said South line 369.34 feet; thence S86°59'36"E 321.52 feet; thence S16°36'14"E 367.81 feet to the place of beginning containing 3.09 acres of which 0.32 acres contained within the South 33.00 feet thereof is presently being occupied by a public road, and SAVE AND EXCEPTING A TRACT OF LAND LOCATED IN THE Southeast Quarter (SE/4) of Section Thirty-two (32), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Section Thirty-two (32), thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE/4) 1,389.03 feet to the True Place of Beginning, thence continuing S89°59'57"W along said South line 298.07 feet, thence N00°00'03"W perpendicular to said South line 385.00 feet, thence S86°59'36"E 298.48 feet, thence S00°00'03"E perpendicular to said South line 269.34 feet to the place of beginning, 2.48 acres of which 0.23 acres contained within the South 33.00 feet thereof is presently being occupied by a public road.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/24/23

\$ Ex015 By KO

Bk 2023, Pg 1663

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of August A.D., 2023, at 11:43
o'clock AM. Recorded in Book 2023
on Pages 1663-1664

Abbey H. Fisher

County Clerk

Fee: \$16.00 By: KO Deputy
Electronically Recorded

After recording, return to: David H. Fisher, FRASER STRYKER PC LLO, PO Box 1044, Hastings NE 68902-1044

**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

CATHERINE A. FRICKE, Personal Representative of the Estate of Merwin A. Fricke, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys and releases to **CATHERINE A. FRICKE, GRANTEE**, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

SEE EXHIBIT "A"

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: August 24, 2023.

Catherine A. Fricke

CATHERINE A. FRICKE, Personal
Representative of the Estate of Merwin A. Fricke,
Deceased.

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on August 24, 2023, by
CATHERINE A. FRICKE, Personal Representative of the Estate of Merwin A. Fricke, Deceased.

David H. Fisher

Notary Public

3051905

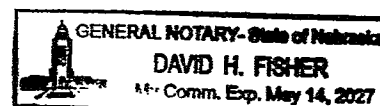


EXHIBIT "A"

An undivided one-half ($\frac{1}{2}$) interest in and to the East Half (E/2) of Section Thirty-two (32), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, except 5.57 Acre tract described as follows:

Commencing at the Southeast Corner of said Section Thirty-two (32), thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE/4) 962.85 feet to the True Place of Beginning; thence continuing S89°59'58"W along said South line 426.18 feet, thence N00°00'03"W perpendicular to said South line 369.34 feet; thence S86°59'36"E 321.52 feet; thence S16°36'14"E 367.81 feet to the place of beginning containing 3.09 acres of which 0.32 acres contained within the South 33.00 feet thereof is presently being occupied by a public road, and SAVE AND EXCEPTING A TRACT OF LAND LOCATED IN THE Southeast Quarter (SE/4) of Section Thirty-two (32), Township Three North (3N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Section Thirty-two (32), thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE/4) 1,389.03 feet to the True Place of Beginning, thence continuing S89°59'57"W along said South line 298.07 feet, thence N00°00'03"W perpendicular to said South line 385.00 feet, thence S86°59'36"E 298.48 feet, thence S00°00'03"E perpendicular to said South line 269.34 feet to the place of beginning, 2.48 acres of which 0.23 acres contained within the South 33.00 feet thereof is presently being occupied by a public road.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1665	8/25/2023	Base: 65-0011				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
001002601		225	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	6	0	00000		000	0000
Land		Improvements	Total	Date of Sale Property Classification Code								
62,770		173,895	236,665	Status	Property Type		Zoning	Location	City Size	Parcel Size		
				A) 1	B) 01		C) 5	D) 3	E) 0	F) 7		
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads		1.010						
4D1				Farm Sites		1.000	13,840					
4D				Home Sites		8.670	48,930					
				Recreation								
Dwellings			170,265	Other								
Outbuildings			3,630	Non-AG TOTAL		10.680	62,770					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001002601	
(Continue on back)	

60155

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 08 Day 25 Yr. 2023	4 Date of Deed Mo. 08 Day 24 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul Trout and Sherri Trout, husband and wife Street or Other Mailing Address 5108 N. 103rd Street City Omaha State Nebraska Zip Code 68134 Phone Number (402)658-7282 Email Address pstrout@cox.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew R. Ping and Jill M. Ping Street or Other Mailing Address 235 S. University Street City Guide Rock State Nebraska Zip Code 68942 Phone Number (402)975-7500 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address mattping0714@gmail.com	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
---	--

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

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

14 What is the current market value of the real property? \$ 279,500	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	---

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

18 Address of Property 606 Road 2000 Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Matt & Jill Ping 606 Road 2000 Guide Rock, NE 68942
---	---

20 Legal Description (Attach additional pages, if needed.) County Surveyor's Lot Two (2), in the Southeast Quarter (SE1/4) of Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.
--

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

22 Total purchase price, including any liabilities assumed	22	\$	279,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	279,500.00

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

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

sign here
Jennifer M Jensen
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title/Closing Agent
Date 8-25-2023
Phone Number 402-879-4341

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 08 Day 25 Yr. 23	27 Value of Stamp or Exempt Number \$ 630.00	28 Recording Data BK2023 Pg 1665

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/25/23
\$ 630.00 By AS

Bk 2023, Pg 1665

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 25 day
of August A.D., 2023, at 10:47
o'clock AM. Recorded in Book 2023
on Page 1665

Abbey Laing

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

JOINT TENANCY WARRANTY DEED

PAUL TROUT and SHERRI TROUT, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEEES, MATTHEW R. PING and JILL M. PING, husband and wife, convey to GRANTEEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

County Surveyor's Lot Two (2), in the Southeast Quarter (SE1/4) of Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants 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 the 24th day of August 2023.

Paul Trout

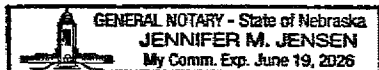
Paul Trout

Sherri Trout

Sherri Trout

STATE OF NEBRASKA)
COUNTY OF NUCKOLLS) ss.

The foregoing instrument was acknowledged before me by Paul Trout and Sherri Trout, husband and wife, on the 24th day of August 2023.



(SEAL)

Jennifer M. Jensen

Public Notary Signature
Jennifer M. Jensen

Print Name
My Commission Expires: 6-19-2026

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1706	8/29/2023	Base: 91-0074		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000802800		226		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373				00	0	50005		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,520		5,460		7,980		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: COWLES (COW)						A) 1	B) 01		C) 1	D) 1	E) 8	F) 3		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date :
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost :	Cost :
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000802800 000804400	
(Continue on back)	

15170
15340

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 08 Day 29 Yr. 2023		4 Date of Deed Mo. 08 Day 29 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) ROBERT KELLER Street or Other Mailing Address 653 ROAD V City BLADEN State NE Zip Code 68928 Phone Number (308) 999-7487 Email Address robertkeller92@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) ROBERT D. AND KAYLEEN D. POTTER Street or Other Mailing Address P.O. BOX 132 City WILCOX State NE Zip Code 68982 Phone Number (308) 991-0189 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address rdkdpotter@gpcom.net			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$7,989				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 499 Franklin Street & 400 Block Franklin St. , Cowles, NE				19 Name and Address of Person to Whom the Tax Statement Should be Sent Robert and Kayleen Potter P.O Box 132 Wilcox, NE 68982			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

See attached legal descriptions

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

22 Total purchase price, including any liabilities assumed	22	\$	30,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	30,000.00

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

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

sign
herePrint or Type Name of Grantee or Authorized Representative
Kayleen D. PotterSignature of Grantee or Authorized Representative
Kayleen D. PotterTitle
owner(308) 478-8290
Phone Number08-29-2023
Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 8 Day 31 Yr. 23	27 Value of Stamp or Exempt Number \$ 67.50	28 Recording Data BK2023, Pg 1706	
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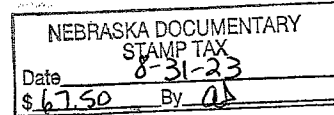
Attachment to 521 Real Estate Transfer Statement

Keller to Potter Legal Descriptions:

Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska,

Lots One (1) through Twelve (12), inclusive, Block Eighteen (18), Original Town of Cowles, Webster County, Nebraska, including the North Half of the alley in Block Eighteen (18) vacated by Resolution filed in Book 2006, page 691, and

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Nine (9), Original Town of Cowles, 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 31 day
of Aug A.D., 20 23, at 2:38
o'clock pm M. Recorded in Book 2023
on Page 1706Abbey Harig County Clerk
6.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

WARRANTY DEED

ROBERT KELLER, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration (ovc), received from ROBERT D. POTTER AND KAYLEEN D. POTTER, a married couple, Grantees, as joint tenants and not as tenants in common, convey the following described real estate (as defined in Neb. Stat. §76-201):

Lots One (1) through Twelve (12), inclusive, Block Nine (9), Original Town of Cowles, Webster County, Nebraska,

Lots One (1) through Twelve (12), inclusive, Block Eighteen (18), Original Town of Cowles, Webster County, Nebraska, including the North Half of the alley in Block Eighteen (18) vacated by Resolution filed in Book 2006, page 691, and

Lots Thirteen (13) through Twenty-four (24), inclusive, Block Nine (9), Original Town of Cowles, 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 without exception, except easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

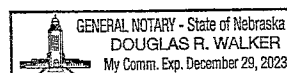
Executed: August 29, 2023.

ROBERT KELLER

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 29TH day of August, 2023, by ROBERT KELLER, a single person.

(Seal)


Notary Public

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

Seller: KELLER, ROBERT
Buyer: POTTER, ROBERT D & KAYLEEN D
Parcel ID: 000802800
Additional Parcels: 000804400
Book: 2023 Page: 1706
Sale Date: 08/29/2023 Price: \$30,000.00
Legal Description: BLOCK 9 ORIGINAL TOWN COWLES

Residential

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. We have specified in front of the questions whom they are 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 e-mail wedcoassr@hotmail.com

(SELLER/BUYER) What was the total purchase price? \$ 30,000

(SELLER/BUYER) Were any changes made to the property, either before or after the sale (remodeling, reovations, additions, demolition, etc)? ☒ Yes ☐ No

If yes, please explain

Demolition: Removed 3 sheds; General clean up both inside house
Repaired plumbing & entire property

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

If other please explain Grandson learned about it from seller.

(SELLER/BUYER) What influenced your sale purchase of the property? Needed a house for grandson.

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

If other, please explain _____

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

~~(SELLER)~~ Was this a sale of partial interest in the property? ☐ Yes ☐ No

If yes, please explain _____

(SELLER/BUYER) Did this sale involve a trade or exchange of property? ☐ Yes ☒ No

If yes, please explain _____

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

Seller: KELLER, ROBERT
Buyer: POTTER, ROBERT D & KAYLEEN D
Parcel ID: 000802800
Additional Parcels: 000804400
Book: 2023 Page: 1706
Sale Date: 08/29/2023 Price: \$30,000.00
Legal Description: BLOCK 9 ORIGINAL TOWN COWLES

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

(SELLER/BUYER) Was there any association between the buyer and seller? ___Yes ☒ No
If yes, please explain _____

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

(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family, Location, Health, Retirement, Land, or Other
If other please explain amount of property

~~(SELLER)~~ If the property was a rental property and produced income, what rent has been charged for it in each of the past five years? \$ _____
What expenses have been incurred in each of the past five years? \$ _____

SELLER/BUYER Was any personal property (appliances, furniture, lawn mower, etc.) included in the sale price? ☒ Yes ___No If yes; What is the dollar value of the personal property? \$??
and what kind of personal property was included in the sale price? Washer/dryer - working condition unknown. Countertop dishwasher had to be disposed due to mouse droppings + damage.

(SELLER/BUYER) Do you think this property sold for its full market value? ☒ Yes ___No

~~(SELLER)~~ Was the property made available to other potential purchasers? ___Yes ___No
If no, please explain _____

(SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 1 How many bathrooms? 1 What type of heating and cooling? Forced air. Needs repair.

(SELLER/BUYER) If there is a basement please describe the finish; flooring, walls, ceiling finish? Unfinished

(SELLER/BUYER) If this is a Mobile Home: What manufacturer? NA
Will the mobile home stay at this location? NA
What does the mobile home sit on? Circle one: Pier's, Foundation, Basement, or Cement Slab. NA

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

Seller: KELLER, ROBERT
Buyer: POTTER, ROBERT D & KAYLEEN D
Parcel ID: 000802800
Additional Parcels: 000804400
Book: 2023 Page: 1706
Sale Date: 08/29/2023 Price: \$30,000.00
Legal Description: BLOCK 9 ORIGINAL TOWN COWLES

Signature: Kayleen D. Potter Robert D. Potter (circle one) Buyer/Seller
(circle one) Phone# 308-991-0189 Date: 9-7-2023

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1709	8/29/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000314400		227		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20010		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,990		93,025		97,015		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 966	Floor Sq. Ft. :
Building Cost New:		Cost : 144,500	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000314400	

(Continue on back)

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 08 Day 29 Yr. 2023		4 Date of Deed Mo. 08 Day 28 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dale E. Myers Street or Other Mailing Address 931 East F Street, #302, The Villa City Hastings State NE Zip Code 68901 Phone Number 402-460-0157 Email Address sschutte@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KenWorks Properties, LLC, a Nebraska limited liability company Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925 Phone Number 402-984-1113 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address sschutte@charter-title.net			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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

9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition			<input type="checkbox"/> Other (Explain)

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

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

14 What is the current market value of the real property? \$74,700.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Mach1 Realty-Lindsey <input type="checkbox"/> No	
---	--	--	--

18 Address of Property 302 West Saline Blue Hill, NE 68930		19 Name and Address of Person to Whom Tax Statement Should be Sent KenWorks Properties, LLC, a Nebraska limited liability company 302 West Saline Blue Hill, NE 68930	
--	--	---	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant Land
--	--

20 Legal Description Lots 11 and 12, Block 5, Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.	
---	--

21 If agricultural, list total number of acres _____		22 Total purchase price, including any liabilities assumed		22	\$	74,700	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)		23		\$			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____		24		\$	74,700	00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____							

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

KenWorks Properties, LLC, a Nebraska limited liability company
Print or Type Name of Grantee or Authorized Representative

402-984-1113
Phone Number

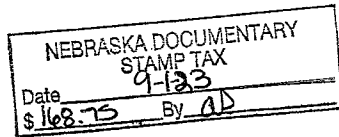
sign
here

Kenneth T. Lukaszewicz
Signature of Grantee or Authorized Representative
Kenneth T. Lukaszewicz

Grantee or Authorized Representative
Title

August 29, 2023
Date

Register of Deeds' Use Only			For Dept. Use Only	
26 Date Deed Recorded Mo. 9 Day 1 Yr. 23	27 Value of Stamp or Exempt Number \$ 168.75	28 Recording Data BK2023, Pg 1709		



State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Sept A.D., 20 23, at 9:14 o'clock AM. Recorded in Book 2023 on Page 1709
Abbey Hanz County Clerk
10:00 Deputy
Ind Comp Assessor Carded

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

402-463-6788

WARRANTY DEED

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

KenWorks Properties, LLC, a Nebraska limited liability company,

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

Lots 11 and 12, Block 5, Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

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

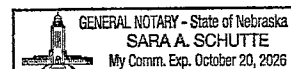
Executed this 28th day of August, 2023.

Dale E. Myers
Dale E. Myers

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 28th day of August, 2023 by Dale E. Myers, a single person.

Sara A. Schutte
Notary Public Sara A. Schutte



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1750	8/28/2023	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002106300		228	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131	4	11	1	0	00000		000	7000
Land		Improvements	Total		Date of Sale Property Classification Code								
40,960	127,050	168,010		Status	Property Type		Zoning	Location		City Size		Parcel Size	
		Irrigation Type:		A) 1	B) 01		C) 5	D) 3		E) 0		F) 5	
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1							
	1A					1G							
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste							
	2D					Other							
	3D1				AG LAND TOTAL								
	3D					Roads	0.170						
	4D1					Farm Sites	1.000	13,840					
	4D					Home Sites	1.680	27,120					
						Recreation							
	Dwellings		120,640			Other							
	Outbuildings		6,410		Non-AG TOTAL		2.850	40,960					

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; TRANSFER OWNERSHIP TO SPOUSE			
Comments from		Comments:	
002106300			

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

228

FORM

521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>28</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>08</u> Day <u>28</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas R & Andrea S Peterson Street or Other Mailing Address 2481 Road 1300 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3292 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrea S Peterson Street or Other Mailing Address 2481 Road 1300 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3292 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

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

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

14 What is the current market value of the real property? \$131,600	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 2481 Road 1300 Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

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

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

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

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Sept. 5, 2023

Date

Register of Deed's Use Only

For Dept. Use Only

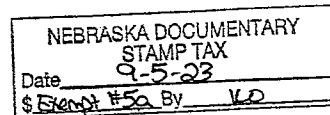
26 Date Deed Recorded Mo. <u>9</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK 2023, Pg 1750</u>
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A tract of land located in the Northeast Quarter ($NE\frac{1}{4}$) of Section One (1), Township four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, further described as beginning at a point 1740.0 feet North of the Southeast corner of the Northeast Quarter ($NE\frac{1}{4}$) of Section One (1), Township Four (4) North, Range Eleven (11); Thence West at a right angle with the East line of said Northeast Quarter ($NE\frac{1}{4}$) a distance of 497.0 feet to a point; thence Northerly at a deflection angle of $89^{\circ}38'$ Right with the last described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of $87^{\circ}03'$ Right with the last described line a distance of 160.0 feet to a point; thence Southerly at a deflection angle of $92^{\circ}52'$ Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of $90^{\circ}00'$ Left with the last described line a distance of 337.00 feet to a point on the east line of said Northeast Quarter ($NE\frac{1}{4}$); thence South along the East line of said Northeast Quarter ($NE\frac{1}{4}$) a distance of 225.0 feet to the point of beginning.

State of Nebraska } ss.
County of Webster }

BOOK 223 PAGE 1750

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of Sept A.D., 2023, at 10:45
o'clock P.M. Recorded in Book 223
on Page 1750
Abby Harig County Clerk
10.00 V.D. Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Douglas R. Peterson and Andrea S. Peterson, husband and wife, GRANTOR, in consideration of and pursuant to an Order of the County Court of Webster County, Nebraska, entered in Case Number 23- 25, hereby convey to Andrea S. Peterson, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, further described as beginning at a point 1740.0 feet North of the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township Four (4) North, Range Eleven (11); Thence West at a right angle with the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the last described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°03' Right with the last described line a distance of 160.0 feet to a point; thence Southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the east line of said Northeast Quarter (NE $\frac{1}{4}$); thence South along the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 225.0 feet to the point of beginning.

GRANTORS covenant with the GRANTEE 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 August 28, 2023.

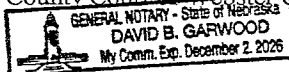
DOUGLAS R. PETERSON

Andrea S. Peterson
Andrea S. Peterson

By Andrea S. Peterson
Andrea S. Peterson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 28, 2023, by Andrea S. Peterson, on her own behalf and for Douglas R. Peterson as authorized by the County Court of Webster County, Nebraska in Case #23- 25.



Comm. expires 12-2-26

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1766	12/31/2020	Base: 91-0002			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141100		229		14		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10025		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
830		6,330		7,160		Status	Property Type		Zoning		Location		City Size	Parcel Size
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 2

		Residential				Commercial			
Multiple Improvements:		Multiple Improvements. :				Multiple Improvements. :			
Construction Date:		Construction Date : 1900				Construction Date :			
Floor:		Floor Sq. Ft. : 1,072				Floor Sq. Ft. :			
Building Cost New:		Cost : 105,330				Cost :			
Single Family Style: 101		Residential Condition: 10				Commercial Occupancy Code:			
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:			
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:			
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame			
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls			
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls			
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls			
Townhouse or Duplex Style:		Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame			
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				Cost Rank:		Condition:	
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent	

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD; PURCHASE AGMT SATISFIED	
Sale to old to use	
Comments from	
000141100	
Comments:	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 12 Day 31 Yr. 20		Mo. 9 Day 1 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jennie Y Burnham				Grantee's Name (Buyer) Jay and Jackie Fields			
Street or Other Mailing Address 300 South 1st Ave, #213A				Street or Other Mailing Address 705 N Walnut St			
City Hastings		State NE		City Red Cloud		State NE	
Zip Code 68901				Zip Code 68970			
Phone Number (402) 460-3255		Phone Number (308) 233-1130		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

The South Half (S1/2) of Lot Five (5) and all of Lot Six (6), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	2,500.00
23 Was non-real property included in the purchase?	23	\$	0.00
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	2,500.00
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.

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Date

9/5/23

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 7 Yr. 23	\$ 6.75	BK2023, Pg 1746

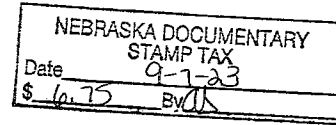
Nebraska Department of Revenue

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)

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

State of Nebraska } ss.
 County of _____
 Entered on the
 numerical _____ and filed for record in the
 Clerk's office of _____ county this 7 day
 of Sept, 2023, at 2:11
 o'clock PM Recorded in Book 2023
 on Page 1766
Aubrey Hanig County Clerk
10.00 Deputy
 Ind _____ Comp _____ Assessor _____ Carded _____



JOINT TENANCY WARRANTY DEED

Jennie Y. Burnham, a single person, GRANTOR, in consideration of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) receipt of which is hereby acknowledged, conveys to Jay Fields and Jackie Fields, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

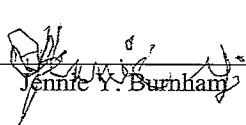
The South Half (S½) of Lot Five (5) and all of Lot Six (6), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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.

THIS DEED IS BEING FILED PURSUANT TO A VERBAL PURCHASE AGREEMENT FROM 2016, WHICH WAS FULLY SATISFIED.

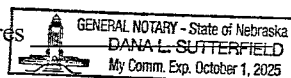
Executed September 1, 2023.

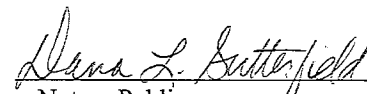

 Jennie Y. Burnham

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 1, 2023, by Jennie Y. Burnham, a single person.

Comm. expires




 Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1767	1/25/2023	Base: 91-0074			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000806500		230		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373					00	0	50010		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
285				285		Status	Property Type		Zoning		Location	City Size	Parcel Size	
Assessor Location: COWLES (COW)						A) 2	B) 01		C) 1		D) 1	E) 8	F) 1	

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date :	Construction Date :
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost :	Cost :
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
000806500	

(Continue on back)

15540

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

230

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>25</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>1</u> Day <u>25</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Bergman Street or Other Mailing Address 312 4th St City Blue Hill (Cowles) State NE Zip Code 68930 Phone Number (269) 953-3499 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darin Boatman Street or Other Mailing Address 399 5th St City Blue Hill (Cowles) State NE Zip Code 68930 Phone Number (402) 705-2275 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

14 What is the current market value of the real property? \$500	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 200 Block Farmers St Cowles, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

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

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

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

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

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

Kory J McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Title

Attorney

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>9</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BK2023, Pg 1767</u>
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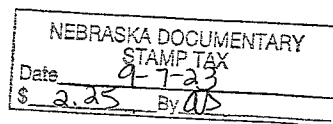
Nebraska Department of Revenue

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)

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

Lots Thirteen (13) and Fourteen (14), Block One (1), Foe & McBride's Addition to the Village of Cowles, Webster County, Nebraska.

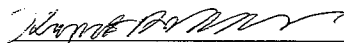
State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of Sept A.D., 2023, at 2:13
o'clock P.M. Recorded in Book 2023
on Page 1767
Anthony Thang County Clerk
10.00 Deputy
Ind Comp Assessor Carded 

QUITCLAIM DEED

Kenneth Bergman, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Darin Boatman, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block One (1), Foe & McBride's Addition to the Village of Cowles, Webster County, Nebraska.

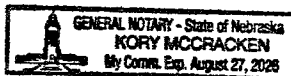
Executed January 25, 2023.

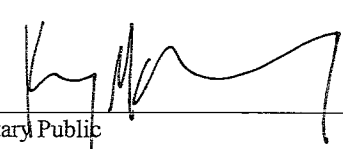

Kenneth Bergman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 25, 2023, by Kenneth Bergman, a single person.

Comm. expires _____




Notary Public