Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	1593	8/1/	2023	Base: 9	91-00	74	Aff	iliate	ed:		Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#				- "	Pa	rcel N	umber				
0017059	901		213	4	05	GeoCde	Twn	Rng	Se	ect	Qrt Subdiv		Area	Blk	P	arcel
	D	ate of S	ale Assessed	Value	0.12211 1	4133	4	10	9	€	0	00000	1	416	0	000
Land		Imp	provements	Te	otal	Date of Sale					perty	Classific	ation Code			
14	,030				14,030	Status Property Type			ре	Z	oning	Location	Cit	y Size	Parcel	
	Irrigation 7					A) 2	B)	05		0)	5	D) 3	E)	0	F)	6
LCG ACRES:				VAI	UE:		LCG				ACR	ES:		VAL		
IRRIGATI	GATED 1A1					GR	ASSLA	ND 10	Gl			8.100			11,	340
	1A	.						1	IG		!					
	2A1	1						20	G1			1.920			2,	690
	2A						1		1							
	3A1	1					3G1				1*					
	3A	1			·			3	3G							
	4A1	!						40	Gl			-				
	4A							4	4G							
DRYLANI) 1D1	Į.				5	Shelterb	elt/Timb	рег							
	10					,		Accreti	on							
	2D1							Was	ste							
	2D		·					Otl	ner							
	3D1					AG L	AND '	ГОТА	\mathbf{L}		1	0.020			14,	030
	3D							Roa	ds							
	4D1						I	arm Sit	tes							
	4D						Н	ome Sit	tes							
ar evenilla							F	Lecreati	on							
Ι	wellings	3						Otl	ıer							
Outbuildings						No	n-AG	ГОТА	\mathbf{L}							

Assessor's Adjus	stment to Sa	le Price (+ or -):		Total Recapture Value:	
Assessor Comments	s and Reason f	or Adjustment:	·		
WD; BETWEEN	BROTHERS	& SISTERS			
				· ·	
Comments from .			Com	ments:	
001705901					
				-	
	-				
					(Continue on back)

Real Estate Transfer Statement 213

FORM 521

Good Life. Great Service.

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 8 Day 1 Yr. 2023 Mo. 8 Day	1 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Ronald V. Rose and Nanellen J. Rose, husband & wife	See attached Street or Other Mailing Address	
Street or Other Mailing Address 1405 7th Street	Street of Other Mailing Address	
City State Zip Code Aurora NE 68818	City State	Zip Code
Phone Number (402) 760-0159	Phone Number Is the grantee a 501(c)(3) organization of the grantee a 509(a) found of the grantee a 501(c)(3) organization of the grantee a 509(a) organization organization organization organization organization organization organization organization organization	
Email Address rroseservice@yahoo.com	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
(A) Status	3) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt	2
OLL Commercial Recreational		
		Other
	ease Personal Rep. Trust/Trustee	
	ineral Quit Claim V Warranty	
kind exchange (LB C & 1031		nsfer on Death
Exchange) by buyer or seller?		stee to Beneficiary
		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Ves	12 Was real estate purchased for same use? (If No	o, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		<u>-</u>
	Partnership, or LLC Self Other	r
	and Grandchild Spouse	
Ex-spouse Parents and 0	<u> </u>	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and ir	iterest rate.)
\$14,030	☐Yes	, %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes V No	of the agent or title company contact.) Yes	 No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
	See attached.	
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		
CO Tabel a make a mine in duffer and line little a command	00 \$	
22 Total purchase price, including any liabilities assumed	22	1¦00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	l T
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,00
	<u> </u>	
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statem correct, and that I am flay authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, frue, cor	npiete, and
⊾ Scott D _{ij} Pauley		(402) 462-5187
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	8-7-23
here Signature of Grante or Authorized Representative	Title	Date
Register of Deed's Use C	Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
M_{0} $\frac{2}{3}$ Day $\frac{10}{10}$ Yr. $\frac{23}{3}$ \$ 33.75	BK 2023 PG 1593	
Nehraska Denartment of Revenue	1 0.19	ev Stat && 76-214 77-1327(2)

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 County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 0.2. A.D., 2023, at 11.2. o'clock 0.M. Recorded in Book 2023 on Page 1593-1594 County Clerk 16,000 Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
8-10-23
By 33.15
By 05

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

EXECUTED Hugus

Ronald V. Rose

Mantillan T. Basa.

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 day of A_{waus} , 2023, by Ronald V. Rose and NanEllen J. Rose, husband and wife.

GENERAL NOTARY - State of Nebraska
GABRIEL J HEWEN
My Comm. Exp. July 16, 2025

Notary Public

Agricultural Land Sales Worksheet

Cuty No.	Во	ok	Page	Sale	e Date				S	School District Code								
91	20	23	1597	8/14	/2023	Base: 0	01-01	23	Affi	liate	d:		Unif	ied:				
Location	ID	Sale	Number	Useability	& Code#					Par	rcel N	umber						
0025161	100		214	4	08	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4129	4	12	3	6	0	1	000	0000				
Land	;	Imp	orovements	Т	otal	Date of Sale Property Classifica							ation Code					
78	,615		140,510		219,125	Status	Pro	erty Ty	рe	Zo	ning	Location	Cit	y Size	Parcel Size			
		Irrigat	tion Type:			A) 1	A) 1 B) 05			C)	5	D) 3	E)	0	F) 10			
LCG			ACRES:	VAJ	LUE:		LCG				ACR	ES:		VAL				
IRRIGATI	ED 1A1	l				GR	ASSLA	ND 10	Gl		1	4.980			20,970			
	1A	L .						1	lG		1	2.310		17,235				
	2A1	L					2G1					0.360			505			
	2 <i>A</i>							2	2G									
	3A1	l						30	G1									
	3A	X.						3	3G									
	4A1	l l						40	G1									
	4A	<u> </u>						4	1G									
DRYLANI	D 1D1	l l	0.060		155	S	Shelterb	elt/Timb	per									
	10)	0.300		780			Accreti	on									
	2D1	L						Was	ste									
	20							Oth						 				
	3D1					AG L	AND					8.090		,	39,775			
	3D	+						Roa	-			1.390						
	4D1	 				Farm Sites						1.000			13,840			
4	1			130			ome Sit	\rightarrow			1.000			25,000				
							F	Lecreati	\dashv									
)wellings buildings				38,210	NI	n-AG '	Oth				3.390			38,840			
Out	ommigs	<u> </u>			36,210	100	u-AG	IOIA	T-			3.390		***	30,840			

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

NEBRASKA

Good Life, Groat Service. DEPARTMENT OF REVENE

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. 3 Date of Sale/Transfer 1 County Name 2 County Number Webster 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) BK Building, L.L.C., a Nebraska limited liability company VRB Exchange, LLC f/k/a CHF Exchange, L.L.C., a Nebraska limited liability company Street or Other Malling Address Street or Other Mailing Address 2115 N. Kansas Ave. 6333 Apples Way, Suite 115 State Zip Code Zip Code City City State 68516 Hastings ΝE 68901 NE Lincoln Is the grantee a 501(c)(3) organization? Yes No Phone Number Phone Number If Yes, is the grantee a 509(a) foundation? Yes 402-435-1244 (402) 463-2431 Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home State Assessed Mineral Interests-Nonproducing Single Family Industrial Improved Mineral Interests-Producing Exempt Agricultural Unimproved Multi-Family Commercial Recreational IOLL Other MN MINDING YWW SC 1031 Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sherriff 8 Type of Deed Conservator Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Out Claim Mineral Warranty Death Certificate - Transfer on Death Executor Cemetery ☐ Irrevocable Trust ☐ Revocable Trust Distribution Foreclosure Transfer on Death 9 Was transfer part of IRS like-kind 10 Type of Transfer exchange? (I.R.C. § 1031 Trustee to Beneficiary Auction Easement ☐ Gift Life Estate Sale Exchange) by buyer or seller? Grantor Trust Partition Satisfaction of C Court Decree Exchange Seller No Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. X Yes ☐ No X Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Yes X No Spouse Brothers and Sisters Grandparents and Grandchild Step-parent and Step-child Parents and Child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$300,000.00 ☐ Yes ⊠ No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Charter Title No Yes □ No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent BK Building, L.L.C., a Nebraska limited liability company 653 V Road Bladen, NE 68928 18a
No address assigned 18b Vacant Land 20 Legal Description See Attached Exhibit A O 21 If agricultural, list total number of acres **.300.0**00 00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Tyes X No (If Yes, enter dollar amount and attach itemized list.) 23 309-900 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 'Ain, 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 Cynningham (402) 463-2431 Phone Number Print or Type Name of Grantee or Authorized Representative sign Grafitee or Authorized Representative here For Dept. Use Only Register of Deeds' Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 23 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2) RQ 0109

Escrow File No.: 2264607

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°05'04E 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

Briskyredth

County Clerk

Fee: \$10.00 By: AS Electronically Recorded Deputy

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, LL.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°05'04E 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

STATE OF Nebraska COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 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.

Notary Public

GENERAL NOTARY - State of Nebraska STEPHENIE MCCLELLEN My Comm. Exp. June 2, 2025

inngham

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	e Date	School District Code														
91	20	23	1598		8/15	/2023	Base: 9	91-0	0002	Af	filiat	ed:		U	nified:	,			
Location	Ю	Sale	Number	Įŧ	Jseability	& Code#					Pa	arcel N	Number						
0001191	102		215	\mathbb{L}	4	06	GeoCde	Tw	n Rn	s s	ect	Qrt	Subdiv	Are	a Blk	F	arcel		
	D	ate of S	ale Assessed	d Va	lue		4371			C	00	0	10010		002	0	000		
Land		Imp	orovements		T	otal			Date o	f Sal	e Pro	operty	/ Classifi	catio	n Code				
6	,750		55,36	5		62,115	Status	I	Property	roperty Type Zoning			Locatio	m	City Size Pa		cel Size		
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	В	3) 1:	-	(7)	7	D) 1	E	6	F)	2		
	Alam ang m	2		Residential				Commercial											
	Mul	tiple Im	provements:	Mul	ltiple. Impro	vements.:			Multip	le. Imp	oroven	nents.:							
		Constr	ruction Date:	Con	nstruction Da	ite:			Constr	uction	Date:		1960						
			Floor:	Floo	or Sq. Ft. :				Floor	sq. Ft.	:		1,480						
		Buildir	ig Cost New:	Cos	st:				Cost:			525	5,640						
Single Family	Style:		·	Res	sidential C	ondition:						cupan	cy Code:						
(100) □ Mo	bile Hon	ne		(10	0) 🗆 W	orn Out			Prima				ther1:		Other2:				
(101) 🗆 On	e Story			(20) Badly Worn					Commercial Construction Class: 3										
(102) 🗆 Tw				(30) Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spl				(40		ood			(2)	□ R	Reinfo	orced C	oncrete F	ame					
(104) 🗆 11						ery Good			(3)				ring Walls						
(111) □ Bi-				(60	D) 🗆 E2	ccellent			(4)				el Framed		Valls				
(106) □ Oth									(5)				and Walls						
Townhouse or		Style:		Residential Quality:					- ``		ole F								
(301) 🗆 On			-	(10) Low					Cost			J		Condition: 20 (10) □ Worn Out					
(302) Tw				(20) ☐ Fair				<u> </u>											
(307) 🗆 1 1/				(30)					(20) 🗷 Average (20) 🗷 Badly V								<u>a</u>		
(308)				(40) ☐ Good					(30) □ Above Average (30) □ Average (40) □ High (40) □ Good										
(309) 🗆 2 1/		hamlar.		(50) □ Very Good (60) □ Excellent					(50) U Very (
(304) One	-			(00	D) 🗆 Ex	сецепт													
		 				z z z z z z z z z z z z z z z z z z z	***************************************		1					(60)	□ Exce	uent			
Assessor's					` .) :													
Assessor Co			COUNTY			PTON													
WD, IN	ANSEE	K 10	COUNTI	ORG	JAN L ZA.	LION						_							
											-								
													·						
Comments							(Com	ments:										
000119	102 0	00119	702 000	119	9103														
															(Cor	tinue o	n back)		

35110 35200 42700

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 8 Day 15 Yr. 2023 4 Date of Deed Mo. 8 Day 10 Yr. 2023
WEBSTER - 91	Mo. Day Yr. Mo. Day ZO Yr.
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)
Webster County Senior Citizens Committee, Inc.	Webster County, Nebraska Street or Other Mailing Address
Street or Other Mailing Address	Wal N (sedno
City Red Closed State & Zip Code 68970	City Red Cloud NE US970
Phone Number 253 - 376 - 0 ((7	Phone Number Is the grantee a 501(c)(3) organization? v Yes No YO2-74le 2716 If Yes, is the grantee a 509(a) foundation? v Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
(A) Status	i) Property Type (C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Otherease Personal Rep. Trust/Trustee
	ineral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seiler ✔ No ☐ Court Decree ☐ Exchange ☐ Gran	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Very Yes No
tuni luni	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$45,000	Yes 🗹 No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Southern Title, LLC No
Yes ✓ No	
18 Address of Property 432 N Elm	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
Red Cloud, NE 6970	- Cranico
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	aliyeriye da a a a a a a a a a a a a a a a a a a
See attached	
21 If agricultural, list total number of acres transferred in this transaction	*
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	- 18
Yes No (ff Yes, enter dollar amount and attach itemized list.) (see	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 2
Under penalties of law, I declare that I have examined this statem	ent 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	1.00 011 2011
Print or Type Name of Grantee or Authorized Representative	YAJ- / TG- Z 17C Phone Number
sign III Vanns	Grantees 8//O /2023
here Signature of Grantee or Authorized Representative	Title Date
	niv
Register of Deed's Use C 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly For Dept. Use Only 28 Recording Data

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of A.D., 2033, at 3:44 o'clock 0 M. Recorded in Book 2033 on Page 1543 - 1549

Abbeytania, County Clerk

NEBRASKA DOCUMENTARY
STAMPIAX
Date X-15-33
\$ LXApt 2 By AA

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 / day of August 2023

Webster County Senior Citizens Committee, Inc.

By: Frances M. Bauer, President

A. Merball

STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)

On this 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.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date				e School District Code									
91	20	23	1609		8,	/17/	2023	Base:	91-	-00	02	Aff	iliated:			Un	ified:			
Location	ID	Sale	Number		Useabi	ility &	& Code#				.		Parce	IN	lumber					
0001402	200		216		1			GeoCde	T	WΠ	Rng	Se	ct Qr	t	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assesse	d V	alue			4371				0	0 0		10025		007	0000		
Land	1	Imp	provements	5		To	tal			Da	ate of S	Sale	Prope	rty	Classific	Classification Code				
1	,640		69,53	30			71,170	Status		Prop	roperty Type			Zoning L		ı C	ity Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD ((RC))			A) 1		B)	01		C) 1		D) 1	E)	6	F) 2		
]	Residentia	l		Commercial										
	Mul	ltiple Im	provements	: Mi	ıltiple. In	nprove	ments.:			N	Multiple.	Impi	ovements	3. :						
		Const	uction Date	: Co	nstructio	n Date	: 19	13		C	Construct	ion I	Date:							
	·····	· · · · · · · · · · · · · · · · · · ·	Floor	Flo	or Sq. F	t. :	1,3			F	loor Sq.	Ft. :								
		Buildin	ig Cost New	: Co	st:		205,2	90		C	Cost:									
Single Family Style: 101					sidenti	al Co	ndition: 2	5			Comme	rcia	l Occup	anc	y Code:			·		
(100) 🗆 Mo	bile Hor	ne		(1	0) 🗆	Wo:	m Out			F	rimary:			Ot	herl:		Other2:			
(101) 🗷 On	e Story			(2	0) 🗷	Bad	ly Worn				Commercial Construction Class:									
(102) □ Tw	o Story			(30) 🗷 Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
	lit Level				0) 🗆	Goo				\bot	` '					me				
(104) 🗆 11					0) 🗆		y Good			\neg					ring Walls					
(111) 🗆 Bi-				(6	0) 🗆	Exc	ellent			_	` '				l Framed I	ext. W	alls			
(106) 🗆 Ott				1	D 11 (10 F) 40						· ′				and Walls					
Townhouse o		Style:		Residential Quality: 40					_	(6) □ Pole Frame										
(301) On				(10) Low					\neg	Cost Rank:					Condition: (10) Worn Out					
(302) □ Tw				 	0) 🗆	Fair				-	(10)									
(307) 🗆 1 1.				(3			rage			+							Badly			
(308) 🗆 Spl				(4		Goo				_	(30) Above Average (40) High						Avera			
(309) 🗆 2 1.		``1		(5	<u> </u>		y Good			+	(40) ⊔	H	ıgn				Good			
(304) □ On (305) □ Tw				(60) Excellent						<u> </u>						J Very				
										4					(60) E] Excel	lent		
Assessor's													•							
Assessor Co			keason for	Aajı	istmen	ιτ:	·													
IRUSIE	ESD	EED																		
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		-			-															
Comments									Con	ıme	nts:									
000140	000140200																			
																	(0	imus on basts		
																	(Cont	inue on back)		

NEBRASKA

Real Estate Transfer Statement

FORM 521

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

Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name WEBSTER - 91 Мо. . Day_ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Jorie Licking, Co-Trustee of Marjori F. Jones Rev Trust Street or Other Mailing Address 707 W 7th Avenue Street or Other Mailing Address 7992410212 Galahad Way Zip Code State **N**E ^{City} El Paso City Red Cloud 68970 V No V No Is the grantee a 501(c)(3) organization? Yes Phone Number (915) 778-9221 Phone Number (254) 718-9674 If Yes, is the grantee a 509(a) foundation? Email Address **Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Single Family Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Conservator Sheriff Other Distribution Land Contract/Memo Partition 8 Type of Deed Trust/Trustee Lease Personal Rep. Bill of Sale Corrective Easement ✓ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Cemetery Executor Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Trustee to Beneficiary Life Estate ✓ Sale Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) **✓** Buyer Seller No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes □ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other ☐ Yes Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$55,000 ✓ No .\$. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Nebraska Realty ₩ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 741 N Chestnut St Grantee Red Cloud, NE 68970 18a No address assigned 18b 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 agres transferred in this transaction. 22 55.000¹.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 55,000L00 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. Teresa Theobald (402) 746-2246 Phone Number Print or Type Name of Grantee or Authorized Representative sign Title Agent 8/17/2023 Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

Nebraska Department of Revenue

\$

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State of Nebraska 3 _{SS}	воок <u>2023</u> раде_
County of Webster Ss. Entered on the	
numerical index and filed for record in the	
Clerk's office of said county this 17 day of A.D., 20 23, at 3:49	
o'clock DOM. Recorded in Book 2023	NEBRASKA DOCUMENTARY
on Page 1 1609	STAMP TAX
Obley thing County Clerk O Deputy	Date By AD
IndCompAssessofCarded	\$ 195.79
	-
.Return to:	
Southern Title, LLC P O Box 221	
Red Cloud, NE 68970	
TRUSTEE'S DEEI	
Jorie Licking, Co-Trustee of the Marjorie F. Jones Revocal GRANTOR, in consideration of One Dollar (\$1.00) and other	ole Trust u/a dated May 21, 2020,
from GRANTEE, Van Beber Properties, LLC, a Colorado	limited liability company, conveys to
GRANTEE, the following described real estate, (as defined	I in Neb. Rev. Stat. 76-201):
Lot One (1) and the North Half of Lot Two (2), Block Seve	en (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 seised of such real estate and t (2) have legal power and lawful authority to co 	hat it is free from encumbrances;
(3) warrant and will defend title to the real esta	ate against any acts of the GRANTOR.
Λ	
Executed 7114, 14, 2023.	
A. S. V.	
Torig Lighting Co. Thirt	
Jorie, Licking, Co-Trustee	
STATE OF Texas)	
COUNTY OF EIPAGO	
The foregoing instrument was acknowledged before me on	Aug 14 , 2023,
by Jorie Licking, Co-Trustee of the Marjorie F. Jones Revoc	cable Trust u/a dated May 21, 2020.
Λ	_
$\mathcal{J}_{\cdot \cdot \cdot \cdot}$	Kha
Wortary Pul	19(17/100c
My Commission Expires: // / / / 25	/
	Phila Lugar
	LINDA J MOORE Notary ID #2066784
	My Commission Expires November 18, 2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	1610	8/17	/2023	Base:	91-00	02	Affi	liatec	1 :		Unif	ied:		
Location	ID	Sale	Number	Useability	& Code#					Par	cel N	umber	•			
0019148	300		217	1		GeoCde	Twn	Rng	Sec	t (Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4371	4371 2 11 35 3 00000 000									
Land		Imp	provements	Te	otal		Date of Sale Property Classification Code									
25	,000		77,370	1	102,370	Status	ре	Zor	ning	Location	Cit	y Size	Parcel Size			
	Irrigation Type:				_	A) 1	B)	01		C)	5	D) 2	E)	0	F) 2	
LCG ACRES: VALUE:							LCG		. 7-**		ACRI	ES:		VAL	JE:	
IRRIGATE		GR	ASSLA	ND 1	G1											
	1A	L							1G							
	2A1	l					2G1									
	2A		٠					2	2G							
	3A1							30	G1			•				
	3A	i.						:	3G							
	4A1							40	G1							
	4A							4	4G							
DRYLANI	D 1D1					ž	Shelterb	elt/Timb	oer					_		
	1D							Accreti	on							
	2D1	-						Wa:	ste							
	2 D							Otl	ner							
·	3D1					AG L	AND '	ГОТА	\mathbf{L}							
	3D)				Roads										
			F	arm Si	tes											
4D							Н	ome Si	tes		(0.320			25,000	
			F	Lecreati	on											
	Owellings		- Tr		67,410	Other										
Out	buildings	9,960	No	n-AG	ГОТА	\mathbb{L}		(0.320			25,000				
Assessor's	s Adin	stmen	t to Sale Pr	ice (+ or -)	:		-	Fotal	Rec	anti	nre '	Value:				

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



NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

217

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		
- County traine	0 47 2022	of Deed <u>8</u> Day <u>16</u> Yr. <u>2023</u>
WEBSTER - 91	Mo. 8 Day 17 Yr. 2023 Mo. 6 Grantee's Name, Address, and Telephone (Ple	<u> </u>
	Grantee's Name (Buyer)	ase rinity
Joey M. Peters and Candace L. Peters	Van Beber Properties, LLC	
Street or Other Mailing Address 1110 Hwy 136	Street or Other Mailing Address 707 W 7th Avenue	
City State Zip Code	City Sta Red Cloud N	ate Zip Code E 68970
Phone Number	Phone Number Is the grantee a 501(c	c)(3) organization? Yes VNo
	(254) 718-9674 If Yes, is the grantee Email Address	a 509(a) foundation? Yes No
	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if p	roperty is also a mobile home.	
	Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐		te Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Willerta Interests-1 roddoing	ATT CONTRACTOR OF THE CONTRACT
	Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Leas	e Personal Rep. Trust/Tr	
Cemetery Death Certificate - Transfer on Death Executor Mine	eral Quit Claim Warran	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclos		Transfer on Death
Exchange) by buyer or seller? Auction Easement Gift	☐ Life Estate ✓ Sale Trust ☐ Partition ☐ Satisfaction of Cont	Trustee to Beneficiary tract Other (Explain)
Buyer Seller No Court Decree Exchange Grantor 11 Was ownership transferred in full? (If No, explain the division.)		me use? (If No. state the intended use.)
✓ Yes No	✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative	ves? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	rtnership, or LLC Self	Other
Brothers and Sisters Grandparents an	= :	41.1
Ex-spouse Parents and Chil		
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.) %
, ,	17 Was transfer through a real estate agent or a til	
Yes V No	of the agent or title company contact.) Yes	GTA Real Estate Group No
	19 Name and Address of Person to Whom the Tax	Statement Should be Sent
1120 Hwy 136 Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
See Attached		
Oce Attached		
21 If agricultural, list total number of acres transferred in this transaction	•	
		, \$
22 Total purchase price, including any liabilities assumed		2 57,000 , 00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	structions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		\$ 57,000 <u>,</u> 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	2	4 07,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption r		-P-6 A
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and b	ellet, true, complete, and
Teresa Theobald		(402) 746-2246
Sign Print or Wipe Name of Grantee or Authorized Representative	Title Agent	Phone Number 8/17/2023
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	itle	Date
here Signature of Grantee or Authorized Representative	nie	Date
Register of Deed's Use Only		For Dept. Use Only
2 17 23 ¢ 130 45	28 Recording Data	
Mo. Day Tr. 20 Page 100 Nebraska Department of Revenue	BK2023, Fg 1610	rized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		27 110011 (01) 01000 33 10 217, 11 1021 (2)

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 100 A.D., 20 33 at 3:52 o'clock 0 M. Recorded in Book 2033 on Page 1010	NEBRASKA DOCUMENTARY
Comp Assessor Carded Carded	STAMP TAX Date 8-17-23 \$ 128.25 By QA
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY DE	ED
Joey M. Peters and Candace L. Peters, each a single pers DOLLAR (\$1.00) and other valuable consideration recei LLC, a Colorado limited liability company, convey to Go (as defined in Neb. Rev. Stat. 76-201):	ved from Grantee, Van Beher Properties
A part of County Surveyor's Lot Seventeen (17) Section Thirty-five (35), Township Two (2) Nor P.M., Webster County, Nebraska, described as for corner of said Lot 17, thence West 90 feet, thence thence North 75 feet, thence East 117 feet, thence beginning	th, Range Eleven (11) West of the 6 th ollows: Beginning at the southeast e North 85 feet, thence West 27 feet
Grantors covenant, jointly and severally, with Grantee that	at Grantors:
 are lawfully seised of such real estate and that have legal power and lawful authority to con warrant and will defend title to the real estate 	vev the same:
Executed August 16, 2023.	
Joey M. Peters Candace	L. Peters
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER) The foregoing instrument was acknowledged before me or Joey M. Peters, a single person.	n August 16,2023 by
GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024 Notary Public	Daanling
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER)	A .
The foregoing instrument was acknowledged before me or Candace L. Peters, a single person.	a Hugust 16, 2023 by

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2024

Budas Danling Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		S	ale Date					S	chool	l Dis	trict Cod	e		
91	20	23	1613		8/1	17/2023	Base: 9	91-	0002	2	Affi	iliate	d:		Un	ified:	
Location	ID	Sale	Number	τ	Jseabili	ity & Code #						Par	cel N	umber			
0001032	200		218		1		GeoCde	Ty	vn I	Rng	Sec	ct	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessec	I Va	lue		4371			00 0 100						004	0000
Land		Imp	rovements			Total			Date	Date of Sale Property Classific						Code	
	440		48,83	0		49,270	Status		Proper	roperty Type Zoning Lo				Locatio	n C	ity Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	I	3)	03		C)	3	D) 1	E)	6	F) 1
	•					Residential								Comme	rcial		
	Mul	tiple Im	provements:	Mu	ltiple. Imp	provements. :			Mul	tiple.	Impr	oveme	ents.:	2			
		Constr	uction Date:	Cor	nstruction	Date :			Con	struct	ion D	Date:		1900			
Floo				Flo	or Sq. Ft.				Floo	or Sq.	Ft. :			800			
Building Cost Ne				Cos	st:				Cos	t :			37	,265			
Single Family	Style:			Re	sidentia	l Condition:		-	_					y Code:			
(100) ☐ Mobile Home (10) ☐ Worn Out						Worn Out				nary:				her1: 33		Other2:	
(101) 🗆 On				(20	0) 🛮	Badly Worn			Cor					tion Class			
(102) 🗆 Tw						Average			(1)					uctural Ste		ne	
(103) □ Spl					<u> </u>	Good			(2)					oncrete Fr	ame		
(104) 🗆 11.					•	Very Good				(3) Masonry Bearing Walls							
(111) □ Bi-				(60	0) 🗆	Excellent				(4) Wood or Steel Framed Ext. Walls							
(106) □ Ott									(5)					and Walls	<u>-</u>		
Townhouse o		x Style:		-		Quality:			(6)			le Fra	me				
(301) □ On	<u>-</u>			-	´	Low						20	•			tion: 10	
(302) Tw				Ė		Fair			(10		Lo				`	Worn	
(307) 1 1 1 (308) Spl				(30	-	Average			(20			verage				☐ Badly	
(308) \square Spi				(40		Good Very Good			(30		_	oove A	Avera	-		☐ Avera	
(304) \square On		mnlov		(50	•	Excellent			(40) 🗆	LII;	gii			` ,	□ Good □ Very	
(305) Tw				(00	<i>)</i> , <u>п</u>	EXCENSIN			-							□ Very ! □ Excell	
			4. C.L. D						1						(00) 1	1 EXCEL	ient.
Assessor Co					•							·					
WD	/IIIII	Janu	- Cuson for A	այս	Sement.	· -											
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Comments							(Com	ment	s:	•						
000103	200		<u>. 57</u>														
															**	(Cont	inue on back)
İ																(Com	

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

218

FORM **521**

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

Good Life. Great Service.

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

	The deed will not be	recorded unless this	statemen	t is signed and items 1-25 are accura		•					
1 County Name	2 County WEBSTER - 91	Number		3 Date of Sale/Transfer Mo. 8- Day 17 Yr. 2023	4 Date of Mo		17 _{Yr.} 2023				
5 Grantor's Name, Ad	idress, and Telephone (Plea	se Print)		6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller Douglas V. Ben	nan			Grantee's Name (Buyer) Van Beber Properties, LLC							
Street or Other Mailing 131 East Park St	treet			Street or Other Mailing Address 707 W 7th Ave							
City Hastings	State NE	e Zip	Code 68901	Red Cloud	State NE	· · · · · · · · · · · · · · · · · · ·	Zip Code 68970				
Phone Number			ć	Phone Number 7674 Is the granted If Yes, is the	e a 501 (c)(3 grantee a 5	organization 09(a) founda	on? Yes No tion? Yes No				
Email Address n/a			,	Email Address n/a							
7 Property Classifica	ation Number. Check one bo	ox in categories A and B. C	Check C if	property is also a mobile home.							
(A) Status			(B)	Property Type Mineral Interests-Nonproducing			(C)				
Improved Unimproved	Assessed ot	Mobile Home									
IOLL 8 Type of Deed	Conservator	Recreational Distribution	Lar	nd Contract/Memo Partition	Sheriff		ther				
Bill of Sale Cemetery	Corrective Death Certificate – Transfel	Easement Executor	Lea Min		Trust/Trust Warranty	ee					
	.R.C. § 1031 er or seller?	ion Easement t Decree Exchange	Forecle Gift Granto	osure Irrevocable Trust Revocable Life Estate Sale or Trust Partition Satisfaction 12 Was real estate purchase	of Contrac	Trust	ster on Death ee to Beneficiary r (Explain)				
	No	tile division.)		Yes No		use: (II 140,	state the interided does,				
13 Was the transfer bet Yes		liece or Nephew Fam	ily Corp., P	tives? (If Yes, check the appropriate box.) Partnership, or LLC Self and Grandchild Spouse filld Step-parent and	Step-child	Other_					
14 What is the current r	market value of the real prope	rty?		15 Was the mortgage assumed? (If Yes, st	tate the am	ount and inte	erest rate.)				
\$35,000				☐ Yes ☑ No \$		·····	%				
16 Does this conveyand	ce divide a current parcel of la	ınd?		17 Was transfer through a real estate ager	nt or a title o	company? (I	Yes, include the name				
Yes 🗸	No			of the agent or title company contact.)							
18 Address of Property 410 N Webster Red Cloud, NE	Street			19 Name and Address of Person to Whom Grantee	the Tax Sta	atement Sho	uld be Sent				
18a No address as		iand									
20 Legal Description (A The South Twe County, Nebrsk	uttach additional pages, if need enty-four and one-hal	ded.) f (241/2) feet of Lot nterest in the party v		0), Block Four (4), Original Tow the North Seven (7) inches of s							
21 If agricultural, list total	al number of acres transferred	d in this transaction		·							
	rice, including any liabilitie perty included in the purchas				22	\$	45,000,00				
			st.) <u>(see i</u>	nstructions)	23	\$ c	10,000,00				
24 Adjusted purchas	se price paid for real estate	e (line 22 minus line 23)		• • • • • • • • • • • • • • • • • • • •	24	Φ	35,000,00				
	exempt from the documen										
correct, a	ider penalties of law, I decla and that I am duly authorized a C. Van Beber, Men	to sign this statement.		nt and that it is, to the best of my knowledg	e and belie		_				
	Type Name of Grantee or Auti	horized Representative		Grantee			# 7/8-967 Phone Number 8/17/2023				
1012	re of Grantee or Authorized R	epresentative		Title			Date				
		Register of Deed's	s Use On	ılv			For Dept. Use Only				
26 Date Deed Recorded		f Stamp or Exempt Number		28 Recording Data			. J. Dopa Ose Orny				
Mo. 8 Day 1	7 _{Yr.} <u>23</u> \$	78.75		BK 2023 Pa 16	13						

	Faciona + 1:-1 0 Part 11 day 5
	Equipment List So. Central Laundry Inc. Red Claud
	10 Maytagtopload washers
	1 40 lb. Front Load Washer
	1 1816 Frant Load Washer
	3 Maytag 30 lb. gas duyers
	2 dexter 30 16 gas dryers
	1 Bill Changer
	1 4 Column detergent dispenser
	4 Maytag Stacked dryers standard size
	3 Folding Tables
	l hooven Vacuum
	1 map with bucket
	* 10,000°
·	

State of Nebraska Sss. 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 1 day of A.D., 20 3 at 3:57 o'clock P.M. Recorded in Book 2023 on Page 1613 County Clerk 10.00 Odly Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 8-11-23 \$ 78.75 By 05
•	(fee
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY I	DEED)
Douglas V. Beman, a single person, Grantor, in consideration received from Grantee, V limited liability company, conveys to Grantee, the foll Neb. Rev. Stat. 76-201):	an Beber Properties, LLC, a Colorado
The South Twenty-four and one-half (24½) fe Town of Red Cloud, Webster County, Nebrasi wall on the North Seven (7) inches of subject 1 11, Page 335	ka, including all our interest in the party
Grantor covenants, jointly and severally, with Grantee	that Grantor:
 is lawfully seised of such real estate and the second secon	nvey the same;
Executed August 17,2023.	
Douglas V. Beman	
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER)	
The foregoing instrument was acknowledged before m Douglas V. Beman, a single person.	e on August 17, 2023 by
A GENERAL NOTARY - State of Nebraska	Jana & Duchold
	y Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date				S	choo	l Dis	strict (Code				
91	20	23	1614		8/1	8/2023	Base:	91-(0074	Aff	iliate	:d:			Unif	ïed:		
Location	ш	Sale	Number]	Useabili	ty & Code#					Par	rcel I	Numb	er				
0003069	900		219		1		GeoCde	Tw	n Rng	Se	ect	Qrt	Subd	iv	Area	Blk	P	arcel
	D	ate of S	ale Assesse	d Va	alue		4133			0	0	0	200	05		015	00	000
Land		Imp	rovements			Total			Date of Sale Property Classification						tion (Code		
3	,990		76,20	0		80,190	Status	F	Property Ty	roperty Type		ning	Loc	ation	Cit	y Size	Parc	el Size
Assessor Lo	cation:	BLUE	HILL (BH))		A) 1	В	01		C)	1	D)	1	E)	6	F)	2
						Residential							Com	merc	ial			
	Mul	tiple Im _l	provements:	Mu	iltiple. Imp				Multiple.	Impr	roveme	ents.:						
		Constr	uction Date:	Co	nstruction 1				Construct	ion I	Date:							
	Floo				or Sq. Ft. :		54		Floor Sq.	Ft.:	!							
Building Cost Nev				Co	st:	114,0	90		Cost:									
Single Family		101		Re	sidential	Condition: 3	0		Comme	rcia	I Occi	upan	cy Cod	e:				
(100) 🗆 Mo	bile Hon	ne		(1	0) 🗆 .	Worn Out			Primary:			O	ther1:		(Other2:		
(101) 🗷 On	e Story			(2	0) 🔲 🗆	Badly Wom			Comme	rcia	I Con	struc	tion Cl	ass:				
(102) 🗆 Tw				+ <u>-</u>		Average			(1)	Fi	гергос	of Str	uctural	Steel	Frame	;		
(103) □ Spl				(40)					 `´				Concret		ne			
(104) 🗆 1 1.				 	(50)					(3) Masonry Bearing Walls								
(111) 🗆 Bi-				(6	(60) Excellent					(4) Wood or Steel Framed Ext. Walls								
(106) □ Ott				ļ			(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame											
Townhouse o		Style:		1		Quality: 30			 ` ´ 		ole Fra	ame						
(301) □ On				+ -		Low			Cost Ra						onditio			
(302) □ Tw				+		Fair			(10)					(1)		Worn		
(307) 🗆 1 1/				1		Average			(20)					(2)		Badly		1
(308) 🗆 Spl				 		Good			(30)			Avera	ige	(3		Avera	ge	
(309) 🗆 21/		hamle		+ · ·		Very Good			(40)	Н	ıgh			(4		Good	- ·	
(304) □ On				(6)	0) 🔲 1	Excellent								(5)		Very (
(305) 🗆 Tw				<u></u>			· · · · · · · · · · · · · · · · · · ·		1					(0	υ) <u></u>	Excell	ent	
Assessor's						-):												
Assessor Co	mment	s and R	leason for A	Adju	stment:													
JTWD																		
										.								
Comments	from			·				Comi	ments:						-			
000306																		
										_								
																(Cont	inue or	ı back)

NEBRASKA
Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

219

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		orded unless th	is statemen									
1 County Name		2 County Nun		1	3 Date of Sale/Ti			4 Date of D	Deed	15 22			
		TER - 91			Mo. 8 Day 18 Yr. 23 Mo. 8 Day 15 Yr. 23 6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, A		ohone (Please P	rint)				and Telephor	ne (Please	Print)				
Grantor's Name (Sell- Parker Jae Gill	bert				Grantee's Name Brandon Me Street or Other N	eyer and I		er					
Street or Other Mailin P.O. Box 483	ig Address				510 W. Lan	caster Str	reet						
City Blue Hill		State NE		Zip Code 68930	City Blue Hill			State NE		Zip Code 6893			
Phone Number				G	Phone Number	0439	ls the grantee If Yes, is the gr						
Email Address n/a					Email Address		ii ioo, io tilo gi	icinco a co	o(a) loanac	211077.			
					n/a								
7 Property Classific	cation Number. C	neck one box in	categories A and I			a mobile hon	ne.			1			
(A) Status			1	(B)	Property Type		•			(C)			
✓ Improved ☐ Unimproved ☐ IOLL	✓ Single Fa	nily [Industrial Agricultural Recreational		Mineral Interes Mineral Interes	•	ing [State As		Mobile Hom			
8 Type of Deed	Conservator	Cial [Distribu	tion [] ar	nd Contract/Memo	Partition	,	Sheriff		Other			
Bill of Sale	Corrective		Easeme	====	ase	Persona	=	รกยกก Trust/Truste		Allei			
Cemetery	=	te – Transfer on D		= ====	neral	Quit Cla	• =	Marranty					
9 Was transfer pa	ert of IRS like-	10 Type of Tran					Revocable Ti		Trans	sfer on Death			
kind exchange (Exchange) by buy	(I.R.C. § 1031	Auction	Easement	=	Life Es	=] Nevocable II] Sale	iust	=	tee to Beneficiary			
Buyer	Seller No	Court Dec		=	or Trust Partitio		Satisfaction	of Contract	=	r (Explain)			
11 Was ownership tra		<u> </u>								state the intended us			
✓ Yes] No	· · · · · · · · · · · · · · · · · · ·				✓ Yes	☐ No						
13 Was the transfer be	etween relatives, o	r if to a trustee, a	re the trustor and be	eneficiary rela	tives? (If Yes, ched	k the appropr	riate box.)						
Yes 🔽	No Aunt o	r Uncle to Niece	or Nephew 🔲 F	amily Corp., P	artnership, or LLC	Self	F		Other				
	Brothe	ers and Sisters	<u></u>	irandparents a	and Grandchild	☐ Spo	ouse						
	Ex-spe	ouse	□ P	arents and Ch	rild	Step	p-parent and S	Step-child					
14 What is the current	t market value of th	e real property?			15 Was the mort	gage assume	ed? (If Yes, sta	te the amor	unt and inte	erest rate.)			
\$115,000					☐Yes		\$			%			
16 Does this conveyar	nce divide a curren	t parcel of land?			17 Was transfer	through a rea	l estate agent	or a title co	mpany? (I	f Yes, include the nam			
Yes 🗸] No				of the agent of	or title compar	ny contact.) [Yes Sh	erri Patte	rson N			
18 Address of Property			.		19 Name and Ad	Idress of Pers	son to Whom t	he Tax Stat	ement Sho	uld be Sent			
510 W. Land	caster Stre	et, Blue Hi	III NE 68930)	Grantees								
_													
18a 🔲 No address a	•	_											
20 Legal Description (
Lot s 11 and	i 12, Block	15, Origin	al Town of	Blue Hill	l, Webster	County,	Nebras	ka, acc	cording	a to the			
recorded pla					•	,		,		3			
•													
21 If agricultural, list to	otal number of acre	s transferred in th	nis transaction		•								
22 Total purchase p	price, including a	ıny liabilities as	sumed					. 22 \$		115,000.00			
23 Was non-real pro	• •							\$		110,000.00			
☐ Yes ☐ 1	No (If Yes, enter o	lollar amount aı	nd attach itemized	d list.) (<u>see i</u>	nstructions)		• • • • • • • • • • • • • • • • • • • •	. 23		i			
24 Adjusted purcha	sse price paid for	real estate (lin	e 22 minus line 2	231				. 24 \$		115,000,00			
, ,	• •	•		•			• • • • • • • • •	- [24]		0,000,00			
25 If this transfer is	exempt from the	documentary	stamp tax, list the	e exemption	number								
Correct	Inder penalties of , and that I am duly	law, I declare the	at I have examined	this statemen	nt and that it is, to	the best of n	ny knowledge	and belief,	true, com	plete, and			
	idon Meyer	additionized to sty	and describert.							407016			
- Print or	r Type Name of Gr	antee or Authorize	ed Representative				•			40 2.469.0 Phone Number			
sign	Jul 7					Gra	antee			8-18-2023			
here Signatu	ure of Grantee or	uthorized Repres	entative		Title			-		Date			
			Register of Dec	ed's Use On	ıly					For Dept. Use Only			
26 Date Deed Records			mp or Exempt Numi	ber	28 Recording Da	ta	$\overline{\Omega}$						
Mo & Day	18 yr. 23	\$ a5	8.75		これて	2023	Ka 11	614					
Nebraska Department of Re	evenue					- j		Authorized	by Neb. Rev.	Stat. §§ 76-214, 77-1327			

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/18/23

\$ 258.75

By AS

Bk 2023, Pg 1614

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 August A.D., 2023, at 10:03 o'clock AM. Recorded in Book 2023 on Page 1614

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, GRANTEES, 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 GRANTEES that GRANTOR:

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

Executed: ALGUST 15th, 2023.

PARKER JAE GILBERT -Shorri L. Pottelson

STATE OF NEBRASKA

COUNTY OF AJams) S

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

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

Notary Public-Sherri L. Patterson

My commission expires: 5 - 22 - 26

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date			School District Code									
91	20	23	1615	8/17/2023 Base: 9					OO74 Affiliated: Unified:									
Location	D	Sale	Number	τ	Useabilit	y & Code#				-]	Parcel 1	Number					
0003398	300	2	220		Xi		GeoCde	Tw	n Rr	g	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	l Va	lue		4133				00	0	20060		002	0000		
Land		Imp	rovements		1	Cotal			Date	of Sa	ale F	ropert	y Classifi	lassification Code				
2	,740		7,47	0		10,210	Status	I	roperty	Тур	e	Zoning	Locatio	Location City Size				
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	В	0	1		C) 1	D) 1	E)	6	F) 1		
						Residential							Comme	rcial				
	Mul	tiple Im _l	provements:	Mu	ltiple. Impro				Multi	ole. Ir	mprov	vements.:						
		Constr	uction Date:	Cor	struction D				Const	ructio	on Da	te:						
Floo				Flo	or Sq. Ft. :	1,0	40		Floor	Sq. F	łt. :							
Building Cost Ne				Cos	st:	102,1	05		Cost :									
Single Family	Single Family Style: 101					Condition: 10)		Com	mer	cial (Эссиран	cy Code:			,		
(100) Mobile Home)) 🗷 V	Vorn Out			Prima	ıry:		0	ther1:		Other2:			
(101) 🗷 One	e Story			(20	D) 🗆 B	adly Worn			Com	mer	cial (Construc	tion Class	:				
(102) 🗆 Tw	o Story			(30	D) 🗆 A	verage			(1)		Fire	proof St	ructural Ste	el Fram	e			
(103) 🗆 Spl	it Level			(40	D) 🛮 G	lood	(2) Reinforced Concrete Frame											
(104) 🗆 11/	/2 Story			(50	0) 🗆 V	ery Good	(3) Masonry Bearing Walls											
(111) 🗆 Bi-l	Level			(60	D) 🗆 E	xcellent			(4)		Woo	od or Ste	el Framed	Ext. Wa	lls			
(106) 🗆 Oth	ier								(5)		Met	al Frame	and Walls					
Townhouse or	r Duplex	Style:		Re	sidential (Quality: 20			(6)		Pole	Frame						
(301) 🗆 One	e Story		:	(10)) 🗆 L	ow			Cost	Ran	k:			Condit	on:			
(302) 🗆 Two	o Story			(20)) 医 F	air			(10)		Low	7		(10) E	l Wom	Out		
(307) 🗆 11/	2 Story			(30)) 🗆 A	verage			(20)		Ave	гаде		(20) E	l Badly	Worn.		
(308) 🗆 Spli	it Level			(40)) 🗆 G	ood			(30)		Abo	ve Avera	age	(30)	l Avera	ge		
(309) 🗆 21/	2 Story			(50)) 🗆 V	ery Good			(40)		High	n		(40) E	l Good			
(304) 🗆 One	e Story D	uplex		(60)) 🗆 E:	xcellent								(50)	l Very	Good		
(305) 🗆 Two	o Story E	Ouplex												(60) □	Excell	ent		
Assessor's):												
Assessor Co	mment	s and R	eason for A	dju	stment:													
JTWD						·												
<u>onlu</u>	4	s Pa	utia	Ì	In	terest	+10	Ä	Sto	1	<u>ed</u>	<u> </u>				701		
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C	2	-							<u>-</u>									
Comments f						<u> </u>	•	.omi	ments:									
000000																		

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															(Cont	nue on back)		

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NEBRASKA
Good Life. Great Service.

Real Estate Transfer Statement

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

FORM **521**

DEPARTMENT OF REVENUE	If additional space	is needed, add an attach	ment and identify the applicable item i	number.	
	The deed will not be record	ded unless this statemer	nt is signed and items 1-25 are accurat	ely complete	ed.
1 County Name	2 County Number	er		Date of Deed	
	WEBSTER - 91		Mo. 08 Day 17 Yr. 2023		DayYr
	ess, and Telephone (Please Prin	t)	6 Grantee's Name, Address, and Telephon	e (Please Prin	t)
	and Steven R Gomez		Grantee's Name (Buyer) Patrick G Gomez and Perla I L	oya Morale	es
Street or Other Mailing Ac 105 W Saline St			Street or Other Mailing Address 105 W Saline St		
City Blue Hill	State NE	Zip Code 68930	City Blue Hill	State NE	Zip Code 68930
Phone Number (402) 705-7624				a 501(c)(3) orga antee a 509(a)	
Email Address			Email Address	<u> </u>	100 21.10
7 Property Classification	on Number. Check one box in ca	tegories A and B. Check C if	property is also a mobile home.		
(A) Status		(B) Property Type		(C)
✓ improved	✓ Single Family	Industrial [Mineral Interests-Nonproducing	State Assess	sed Mobile Home
Unimproved	Multi-Family Commercial	Agricultural [Recreational	Mineral Interests-Producing	Exempt	
	Conservator	<u> </u>	nd Contract/Memo Partition S	heriff	Other
	Corrective Death Certificate – Transfer on De		= :=	rust/Trustee Varranty	
9 Was transfer part o	f IRS like- 10 Type of Transfe		losure Irrevocable Trust Revocable Tr		Transfer on Death
kind exchange (LR.0 Exchange) by buyer o	r seller? Lauction	☐ Easement	Life Estate Sale		Trustee to Beneficiary
	eller No Court Decre		or Trust Partition Satisfaction of		Other (Explain)
11 Was ownership transfe ☐ Yes	rred in full? (If No, explain the divised 1/2 interest	sion.)	12 Was real estate purchased ✓ Yes No	for same use?	(If No, state the intended use.)
13 Was the transfer between	en relatives, or if to a trustee, are	the trustor and beneficiary rela	atives? (If Yes, check the appropriate box.)		
☐ Yes ✓ No	Aunt or Uncle to Niece or	Nephew	Partnership, or LLC Self		Other
	Brothers and Sisters	Grandparents	and Grandchild Spouse		
	Ex-spouse	Parents and C	hild Step-parent and S	tep-child	
	rket value of the real property?		15 Was the mortgage assumed? (If Yes, state	te the amount a	•
\$6,080	ما معالم المعالم المعا		Yes V No \$		%
Yes No	divide a current parcel of land?		17 Was transfer through a real estate agent of the agent or title company contact.)	ora ilile compa	my? (if res, include the harne
18 Address of Property			19 Name and Address of Person to Whom the		
105 W Saline St			Same as Grantee		
Blue Hill, NE 18a No address assig	ned 18b Vacant land				
	ch additional pages, if needed.)				· · · · · · · · · · · · · · · · · · ·
See attached	pagae,				
occ attached					
21 If agricultural, list total r	number of acres transferred in this	transaction	<u> </u>		
22 Total purchase price	e, including any liabilities assu	ımed		. 22 \$	0.00
	ty included in the purchase?			\$	1
∐ Yes ☑ No (If Yes, enter dollar amount and	attach itemized list.) (see	instructions)	. 23	<u> </u>
24 Adjusted purchase	price paid for real estate (line	22 minus line 23)		. 24	0 00
	empt from the documentary st				
Unde correct. and	er penalties of law, I declare that that I am duly authorized to sign:	I have examined this stateme this statement.	ent and that it is, to the best of my knowledge	and belief, true	e, complete, and
	cCracken /				(402) 746-3613
	e Name of Grantee or Authorized	Representative			Phone Number
sign			Attorney		8/17/23
here Signature	of Grantee of Authorized Represer	ıtative	Title		Dafe //
		Register of Deed's Use Or			For Dept. Use Only
26 Date Deed Recorded		o or Exempt Number	28 Recording Data		
Mo. Day LO Nebraska Department of Reven	_ 11		BK2023/4 1615	Authorized by N	Day Chat SE 70 044 77 4007(0)
	w		₹ \	Autionzed by Ne	eb. Rev. Stat. §§ 76-214, 77-1327(2)

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 Sss.
County of Webster J 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 O.M. Recorded in Book 20 3
on Page 1615
abbey Have County Clerk
10.00 O Deputy
ind Comp Assessor Carded

NERRAS	SKA DOCUMENTARY	
1477111	STAMP TAX	ĺ
Date	8-18-23	
\$15.75	By aD	

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.

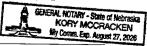
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (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.

STATE OF NEBRASKA, COUNTY OF Webster The foregoing instrument was acknowledged before me on Steven R. Gomez, a single person. GENERAL NOTARY - State of Nebraska Comm. expires STATE OF NEBRASKA, COUNTY OF WEDSTER The foregoing instrument was acknowledged before me on

Patrick G. Gomez, a single person.

Comm. expires



Residential & Commercial Sales Worksheet

Cnty No.	nty No. Book Page		Page		\$	School District Code												
91	91 2023 1616			8/	Base: 91-0002 Affiliated: Unified:													
Location ID Sale Number				1	Jseabil	ity & Code#	Parcel Number											
000149200 221		221		4	05	GeoCde	T	wn	Rng	Se	ct ()rt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed			d Va	l Value						0	0	0	10045		003	0000		
Land Improvements			.	Total			Date of Sale Property Classification Code							Code				
2,005 51,43			35	5 53,440				Prope	Property Type			Zoning Loc		ion 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:				Con	Construction Date : 1910					Construction Date :								
	Floor:				Floor Sq. Ft.: 1,065					Floor Sq. Ft. :								
		Buildin	g Cost New	Cos	st:	117,2	00		Co	Cost:								
Single Family Style: 104				Re	Residential Condition: 25					Commercial Occupancy Code:								
(100) □ Mo	bile Hon	ne		(10	0) 🗆	Worn Out			Pr	imary:			0	ther1:		Other2:		
(101) 🗆 On	e Story			(20	0) 🗷	Badly Worn			Co	Commercial Construction Class:								
(102) Two Story			(30	(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame									
(103) □ Split Level				(40	(40) □ Good					(2) Reinforced Concrete Frame								
(104) ⊠ 1 1/2 Story				+ -	(50) U Very Good					(3) Masonry Bearing Walls								
(111) 🗆 Bi-Level			(60	(60) Excellent					(4) Wood or Steel Framed Ext. Walls									
(106) 🗆 Ott										(5) Metal Frame and Walls								
Townhouse or Duplex Style:				Residential Quality: 30					(6) □ Pole Frame									
(301) One Story			+	(10)				_	Cost Rank:					Condition:				
(302)			+-	(20)				─						` '	·			
(307) ☐ 1 1/2 Story			+ -	(30) Average				→							□ Badly			
(308)			 	(40)				→	(30) Above Average					(30) Average				
(309) ☐ 21/2 Story			+ <u>`</u>	(50) Very Good				(4	(40) □ High					(40) Good				
(304) ☐ One Story Duplex			(60	(60) Excellent					-						□ Very			
(305) Two Story Duplex								_					((60) [□ Excel	lent		
Assessor's																		
Assessor Co									_									
QCD; T	RANSE	ER FR	OM PARE	ENT	TO C	HILD		·····							-			
<u> </u>																		
Comments	from							Con	ımen	its:				- ·				
000149	200																	
																	_	
																(Con	tinue on back)	

NEBRASKA

Real Estate Transfer Statement

aAl

FORM 521

For Dept. Use Only

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

Good Life. Great Service.

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

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENU 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 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brent A Sundling Grantor's Name (Selle Andrew J Sundling, Miguel Campos Bautista, Donna Sundling Street or Other Mailing Address 529 N Cherry St Street or Other Mailing Address 529 N Cherry St Zip Code 68970 Zip Code 68970 State NE City Red Cloud State NE Red Cloud Phone Number Is the grantee a 501(c)(3) organization? Phone Number (402) 746-4570 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial Distribution Land Contract/Memo 8 Type of Deed Conservator Partition Sheriff Other Easement Bill of Sale Corrective Lease Personal Rep. Trust/Trustee √ Quit Claim Cemetery Executor Mineral Death Certificate - Transfer on Death Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure ☐Irrevocable Trust ☐ Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement **√** Gift Life Estate Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ No former spouse retains a life estate Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse ✓ Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$40,200 **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 529 N Cherry St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions). 0,00 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{5(a)}{a}$ 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 (402) 746-3613 Print or Type/Name of Grantee or Authorized Representative Phone Number

 $18_{\rm Yr}$ a

or Authorized Representative

\$

Signature of Grantee

26 Date Deed Recorded

В

Day Nehraska Denartment of Revenue Register of Deed's Use Only

np or Exempt Number

Title

Attorney

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.

BOOK_2023 PAGE_	1616
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State of Nebraska (cc
County of Webster 33.
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 OM. Recorded in Book 2023
on Page 1616-1619
Chou Harris County Clerk
_ AB . SO O Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 8-18-23 \$ Exempt # SABY AD

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 Y. Sundling

Donna Sundling

Miguel Campos Bautista

STATE OF <u>CA</u>, COUNTY OF <u>SOMOMA</u>) ss.

Comm. expires 10/0 8/2015

Notary Public

STATE OF, COUNTY OFONDOWN) ss.
The foregoing instrument was acknowledged before me on $\frac{\int u/4}{27}$, 2023, by Donna Sundling, a single person.
Comm. expires 10/08/7075
Notary Dublic
* Please See CA Acknowledgment form attached *
STATE OF (4), COUNTY OF Santa Clava) ss.
The foregoing instrument was acknowledged before me on July 2023, by Miguel Campos Bautista, a single person.
Comm. expires OCT 24 > 25 Notary Public
Nogary I done

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 ofSanta 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(res), 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. WITNESS my hand and official seal. 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

Signature

validity of that document.	
State of California County of	
On 07/27/7023 before me, Carlo (inse	ert name and title of the officer)
personally appeared <u>Doma Brance Sudling</u> who proved to me on the basis of satisfactory evidence subscribed to the within instrument and acknowledged to his/her/their authorized capacity(ies), and that by his/her person(s), or the entity upon behalf of which the person(o me that he/she/they executed the same in f/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the laws oparagraph is true and correct.	of the State of California that the foregoing
•	
WITNESS my hand and official seal.	CARLOS GUTIERREZ COMM. #2378089
Signature (Sea	My Commission Expires 10/08/2025
Signature (Sea	111

(Seal)

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	1630	8/23	/2023	Base: 65-0011 Af				filiate	ed:		Unified:			
Location	Ю	Sale Number Useability & Code #					Parcel Number									
0010109	001010900 222 4 05						Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4487	1	9	2	6	1	00000	1	000	0715	
Land		Improvements Total					D	ate of	Sale	e Pro	perty	Classifica	tion (Code		
438	,230			4	138,230	Status	Prop	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size	
		Irrigat	ion Type:	,		A) 2	B)	05		C)	5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAI	.UE:		LCG				ACR	ES:		VALU	JE:	
IRRIGATI	ED 1A1					GR	ASSLA	ND 10	Gl		7	5.610		1	05,855	
	1A							1	lG			3.340			4,650	
	2A1							20	G1		1	0.750			15,050	
	2A							2	2G			5.820			2,910	
	3A1					3G1			G1		6	7.800			94,875	
	3A							3	3G			3.430			1,715	
	4A1							40	G1	0.530					265	
	4A							2	4G		5	8.810		•	29,405	
DRYLANI) 1DI					5	Shelterbe	lt/Timb	ег							
	1D		0.740		1,925			Accretic	on							
	2D1	1						Was	ste							
	2D		57.040	1	.30,335			Oth								
	3D1		0.240		550	AG LAND TOTAL			-			5.210		4	38,230	
	3D	+				Roads			\dashv			6.000				
	4D1	 				Farm Sites			es							
EAST AL	4D	124,000	31.100		50,695	Home Sites										
						Recreation			on							
	wellings		· · · · · · · · · · · · · · · · · · ·			Other Non-AG TOTAL						5 000				
Out	ouildings	<u></u>				Noi	n-AG '	OTA	T			6.000				

Assessor's Adjustment to Sale Price (+ o	or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment	t:		
WD; TRANSFER FROM PARENT TO CH	HILD		
Comments from	Com	nments:	
001010900 001011300			
·			(Continue on back)

60715 60730

NEBRASKA

Real Estate Transfer Statement

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

FORM 521

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

Good Life. Great Service 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. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Day <u>2</u>3 2023 . Day 23 Yr 8 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua Sholtz Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz Street or Other Mailing Address 2444 Road B Street or Other Mailing Address 290 Road 2500 Zip Code 68942 Zip Code 68942 City Guide Rock City Guide Rock State **✓** No Phone Number 5 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status State Assessed Mobile Home Industrial Mineral Interests-Nonproducing Improved Single Family Exempt ✓ Agricultural Mineral Interests-Producing ✓ Unimproved Multi-Family Recreational ☐ IOLL Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective ✓ Warranty Mineral Quit Claim Cemetery Death Certificate - Transfer on Death Executor Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Was transfer part of IRS like-10 Type of Transfer kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Sale Trustee to Beneficiary Auction Gift Life Estate Easement Other (Explain) Grantor Trust Partition Satisfaction of Contract Seller V No Court Decree Exchange Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Other ✓ Yes Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$256,000 No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Southern Title, LLC ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a 🗸 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 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., 160+-320-1-Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 256.000¹.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 256,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Joshua Sholtz Phone Number Print or Type Name of Granter or Authorized Representative 8/23/2023 Grantee Date Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

 \mathcal{S}

\$5

76.00

Day 24 Yr. 2

, 2023 by

Tandra K. Sholtz

The foregoing instrument was acknowledged before me on August 23

Notary Public

Mark E. Sholtz and Tandra K. Sholtz, husband and wife.

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

	BOOK <u>2023</u> PAGE 16
Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of A.D., 20 23, at 9 149 o'clock A.M. Recorded in Book 2023 on Page 142 County Clerk 10.00 Lock P	NEBRASKA DOCUMENTARY STAMP TAX Date 8-24-23 \$ 574.00 By 100
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY DE	EED
Mark E. Sholtz and Tandra K. Sholtz, husband and wife, DOLLAR (\$1.00) and other valuable consideration receit to Grantee, the following described real estate (as define	ived from Grantee, Joshua Sholtz, convey
The Northeast Quarter (NE¼) of Section Twenty-six (26 (9) West of the 6 th P.M., Webster County, Nebraska, AN	
The Southeast Quarter (SE1/4) of Section Twenty-six (2 (9) West of the 6th P.M., Webster County, Nebraska	6) Township One (1) North, Range Nine
Grantors covenant, jointly and severally, with Grantee th	nat Grantors:
 are lawfully seised of such real estate and th have legal power and lawful authority to cor warrant and will defend title to the real estat 	nvey the same;
Executed $Augzst$ 23,2023.	

Mark E. Sholtz

COUNTY OF

STATE OF NEBRASKA

Agricultural Land Sales Worksheet

Part	Cnty No.	Во	ok	Page	Sale	e Date	School District Code											
D01010400	91	20	23	1640	8/23	/2023	Base: 65-0011 Af				iated:			Unified:				
Name	Location	ID	Sale	Number	Useability	& Code#					Parcel	Num	aber					
Land Improvements Total Jate of Sale Property Classification Code 159,800 159,800 Status Property Type Zoning Location City Size Parcel Size LCG ACRES: VALUE: LCG ACRES: VALUE: CCG ACRES: VALUE: CCCG ACRES: VALUE: CCCG ACCCCG ACCCCG ACCCCG ACCCCG	0010104	100		223	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Su	ubdiv	Area	Blk	P	arcel	
159,800 159,	Date of Sale Assessed Value 4487 1 9 23							4	00	0000	1	000	06	590				
LCG ACRES: VALUE: VALU	Land		Imp	provements	T	otal		D	ate of	Sale	Propert	y Cla	assifica	tion (Code			
LCG	159	,800				159,800	Status	Proj	erty Ty	ре	Zoning	ı	Location	Cit	y Size	Parc	el Size	
IRRIGATED IAI GRASSLAND IGI 32.170 45,040 1A			Irrigat	ion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F)	9	
1A	LCG			ACRES:	VAI	UE:		LCG			AC	RES:			VALU	JE:		
2A 2G 30.050 42,070 3,820 2G 3.700 2G	IRRIGATE	ED 1A	L				GR	ASSLA	ND 10	G1		32.	170			45,	040	
2A 2G 3.700 3,820 3AI 3GI 20.420 27,445 3A 3G 3G 3G 4AI 4GI 4.940 2,470 4A 57.420 28,710 DRYLAND 1DI Shelterbelt/Timber 57.420 28,710 1D Accretion 40 40 40 40 2DI Waste 2.650 1,325 40 40 157.720 159,800 3DI AG LAND TOTAL 157.720 159,800 40<		1 <i>A</i>	7							lG		6.:	370			8,	920	
3A1 3G1 20.420 27,445		2A.	t l						20	Gl		30.	050	42,070				
3A		2 <i>A</i>	1						2	2G		3.	700			3,	820	
4A1 4G1 4.940 2,470 4A2 4G3 57.420 28,710 DRYLAND 1D1 Shelterbelt/Timber 57.420 28,710 1D Accretion 57.420 10 2D1 Waste 2.650 1,325 2D2 Other 57.720 159,800 3D3 AG LAND TOTAL 157.720 159,800 4D1 Farm Sites 57.420 159,800 4D2 Home Sites 57.420 159,800 Bereation Recreation 57.720 159,800 Company Farm Sites 57.720 159,800 Company Farm Sites<		3A1	L				3G1			20.	420			27,	445			
AA		3 <i>A</i>	7						3	3G								
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		4A1	l I						40	G1		4.	940	2,47			4 70	
Accretion Accr		4 <i>A</i>	1						4	4G	57.420					28,	710	
2D1 Waste 2.650 1,325 2D Other 157.720 159,800 3D1 AG LAND TOTAL 157.720 159,800 4D1 Farm Sites 1.990 4D1 Home Sites Farm Sites 4D Recreation The control of the cont	DRYLANI) 1D1	L				Ş	Shelterbe	lt/Timl	er								
2D Other		10							Accreti	on								
3D1 AG LAND TOTAL 157.720 159,800 3D Roads 1.990 4D1 Farm Sites		2D1	L						Was	ste		2.	650			1,	325	
Roads 1.990		20							Otl	ner								
4D1 Farm Sites 4D Home Sites Recreation Dwellings		3D1	L				AG LAND TOTAL			\mathbf{L}	1.	57.	720		1	59,	800	
4D Home Sites Recreation Dwellings Other		3 E					Roads			ds		1.	990					
Recreation Dwellings Other		4D1	l l				Farm Sites			tes								
Dwellings Other)				Home Sites			tes								
			100					R	Lecreati	on								
Outbuildings Non-AG TOTAL 1.990							Other			ег								
	Outl	ouildings	5				No	n-AG	OTA	\mathbf{L}		1.	990					

Assessor	's Adjustment t	o Sale Price (+ or -):		Total Recapture Value:	
Assessor C	Comments and Rea	son for Adjustm	ent:			
WD; T	RANSFER FROM	PARENT TO	CHILD			
Comments	from			Com	ments:	
00101	0400					
						(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life, Great Service. DEPARTMENT OF REVENUE

Email Address n/a

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 8 Day 23 2023 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz Grantee's Name (Buyer) Riley J. Sholtz Street or Other Mailing Address 142 N Cherry St Street or Other Mailing Address 290 Road 2500 Zip Code 68970 City Guide Rock Zip Code 68942 State City Red Cloud Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? ✓ No ✓ No Phone Number Phone Number 402-257 -Yes Yes 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.

Improved Single Family Industrial Mineral Interests-Producing State Associated Mothle Home Various Mothle Home Mothle Home Various Mothle Home Mothle Home Various Mothle Home Mothle Home Mothle Home Various Mothle Home Mothl	(A) Status			(B) Property Type			(C)
8 Type of Doed Oceanways Distribution Land Contract/Memo Partition Sherrif Other	[Improved	Single Family	Industrial	Mineral Interests-Nonp	producing	State Assessed	Mobile Home
8 Type of Deed	✓ Unimproved	Multi-Family	Agricultural	Mineral Interests-Prod	lucing] Exempt	
Bail of Sale Corrective Easument Leasument L	OLL IOLL	Commercial	Recreational				
Cemetaky Death Cortflicate - Transfer on Death Executor Milneral Quit Claim Welvarenty 9 Was transfer part of It's Ilke-Exchange Sulver Sulver Quit Con Casement Gift Life Estate Z Sale Trustee to Beneficiary	8 Type of Deed	Conservator	Distribution	Land Contract/Memo			ner
9 Was transfer part of IRS like- Exchange) by July or of seller?	Bill of Sale				. =		
Sale							
Exchange) by buyer or seller? No contract contra	9 Was transfer par kind exchange ()	LB.C. § 1031 —					
If Was counsership transferred in fulf? (if No, explain the division.) 12 Was real estate purchased for same use? (if No, state the intended use.) No	Exchange) by buye	er or seller?					-
Wes							
Yes			livision.)		, ,	or same use: (II No, s	
Brothers and Sisters Grandparents and Grandchild Spouse Exespouse Parents and Child Step-parent and Step-child Step-parent and Step-child 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 Parents and Child Step-parent and Step-child Was transfer invoyin a real estate agent or at title company? (if Yes, include the name of the agent or fille company? (if Yes, include the name of the agent or fille company contact.) Yes Southern Title. LLC No B Address of Poerson to Whom the Tax Statement Should be Sent Grantee No address assigned 18b Vacant land Vacant lan	13 Was the transfer be	tween relatives, or if to a trustee, a	re the trustor and beneficiary	relatives? (If Yes, check the a	appropriate box.)		
A 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	✓ Yes	No Aunt or Uncle to Niece	or Nephew Family Cor	o., Partnership, or LLC	Self	Other_	
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		Brothers and Sisters		=	= '		
\$256,000 Yes		Ex-spouse	✓ Parents an			<u> </u>	
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or ti		market value of the real property?	•		•	the amount and inter	rest rate.)
of the agent or title company contact.) vss Southern Title, LLC No 8 Address of Property Ag Land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18 No address assigned 18 Vacant land 19 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE1/4) of Setion Thewenty-three (23), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska 11 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?	-			1			%
Ag Land Grantee Gra		•		of the agent or title of	n a real estate agent of company contact.)	r a title company? (IT Yes <u>Southern Title</u>	e, LLC No
188 No address assigned 18b Vacant land Vacant		1		1 _	of Person to Whom the	Tax Statement Shou	ld be Sent
Description (Attach additional pages, if needed.) The Southeast Quarter (SE1/4) of Setion Thewenty-three (23), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska	Ag Land			Grantee			
Description (Attach additional pages, if needed.) The Southeast Quarter (SE1/4) of Setion Thewenty-three (23), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska	$\overline{}$						
The Southeast Quarter (SE1/4) of Setion Thewenty-three (23), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska If if agricultural, list total number of acres transferred in this transaction	<u> </u>	•					
(9) West of the 6th P.M., Webster County, Nebraska ## If agricultural, list total number of acres transferred in this transaction				L. Hanna (00) Tax		4) Nieudle Dei	ana Nima
22 Total purchase price, including any liabilities assumed					wnsnip One (i) North, Rai	nge ivine
22 Total purchase price, including any liabilities assumed	(9) West of t	ne 6th P.M., Webste	er County, Nebras	ка			
22 Total purchase price, including any liabilities assumed							
22 256,000.00 23 Was non-real property included in the purchase?	21 If agricultural, list to	tal number of acres transferred in t	his transaction100+	··			
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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. Riley J. Sholtz Host of Grantee or Authorized Representative Granter Signature of Grantee or Authorized Representative Title Date	22 Total purchase p	price, including any liabilities as	ssumed			22 \$	256 000 00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 256,000 00							230,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Yes V	lo (If Yes, enter dollar amount a	nd attach itemized list.) (s	ee instructions)		23	
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Riley J. Sholtz Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Title Representative Register of Deed's Use Only Solution Date Register of Deed's Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) By Total Department of Revenue	24 Adjusted purcha	se price paid for real estate (lir	ne 22 minus line 23)				256,000,00
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Riley J. Sholtz Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only 6 Date Deed Recorded Mo. S. Day 24 Yr. 23 Stamp or Exempt Number Stamp or Exempt Number Stamp or Exempt Number BY 2023 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)						E-siziti L	
correct, and that I am duly authorized to sign this statement. Riley J. Sholtz Print or Type Name of Graatee or Authorized Representative Signature of Graatee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only 6 Date Deed Recorded Mo. S. Day 24 Yr. 23 Stamp or Exempt Number Stamp or Exempt Number Stamp or Exempt Number BY 2023 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					est of my longydodes o	nd ballet two camp	loto and
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of the control of the	lebraska Department of Re	evenue	6-2019		. 0	Authorized by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster.

BOOK 2023 PAGE 1640

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day Ava A.D., 20 23. at 9:55 A. M. Recorded in Book 2023 County Clerk **LA Deputy** Carded_ Assessor Comp

NEBRASKA DOCUMENTARY

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 (SE114) 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.

August 23, 2023. Executed

STATE OF NEBRASKA

COUNTY OF Webster

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

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

Agricultural Land Sales Worksheet

Part	Cnty No.	Во	ok	Page	Sale	Date	School District Code									
Date of Sale Assessed Value A	91	20	23	1663	8/24	/2023	Base: 91-0074 Aff			Aff	iliated	d:		Unified:		
Date of Sale Assessed Value A243 3 10 32 1 0000 1 000 0000	Location	ID	Sale	Number	Useability	& Code#	Parcel Number									
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 LCG ACRES: VALUE: LCG ACRES: VALUE:	0016126	500		224	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel
1,154,445 132,100 1,286,545 Status Property Type Zouting Location City Size Parcel Size LCG ACRES: VALUE: LCG ACRES: ACRES: ACRES: ACRES:		D	ate of S	ale Assessed V	⁷ alue		4243	3	10	3:	2	1	00000	1	000	0000
Note	Land	Land Improvements Total				otal		D	ate of	Sale	Proj	perty	Classifica	ation (Code	
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1AI GRASSLAND 1GI 19.320 27,050 1A 37.380 203,350 1G 52.780 73,670 2AI 69.080 361,285 2G	1,154	,445		132,100	1,2	286,545	Status	Prop	erty Ty	рe	Zo	ning	Location	Cit	y Size	Parcel Size
RRIGATED 1A GRASSLAND 1G 19.320 27,050		•	Irrigat	tion Type:			A) 2	B)	05		(C)	5	D) 3	E)	0	F) 9
1A 37.380 203,350 1G 52.780 73,670 2A1 69.080 361,285 2G 3A1 3GI 3GI 3A2 3G 0.320 160 4A3 4GI 4GI 4A4 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 Dwellings 107,130 Other	LCG			ACRES:	VAI	UE:		LCG				ACR	ES:		VALI	JE:
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2A 69.080 361,285 2G 3A1 3G1 3G1 3A2 3G 0.320 160 4A1 4G1 4G1 4AA 66.680 332,735 4G 5.570 4,270 DRYLAND IDI Shelterbelt/Timber 5.570 4,270 2DI Waste 5.570 4,270 2DI Waste 5.570 4,270 3DI Accretion 303.860 1,115,605 3DI AG LAND TOTAL 303.860 1,115,605 3D Roads 3.940 4DI Farm Sites 1.000 13,840 4DI Farm Sites 1.000 25,000 Recreation Recreation 0ther		1A		37.380	2	203,350]	1G		5	2.780			73,670
3A1 3G1 3G1		2A1				1111			. 20	G1			6.730	9,42		
3A 3G 0.320 160 4A1 4G1 4G1 4G1 4A 66.680 332,735 4G 5.570 4,270 DRYLAND 1D1 Shelterbelt/Timber 5.570 4,270 1D 21.760 56,575 Accretion 2D1 Waste 40 40 40 1,115,605 3D1 AG LAND TOTAL 303.860 1,115,605 3D2 Roads 3.940 3.940 4D1 Farm Sites 1.000 13,840 4D2 12.680 20,675 Home Sites 1.000 25,000 Recreation Recreation 0ther 0ther	10.	2A		69.080	3	861,285			2	2G						
AAI		3A1							30	G1						
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3DI AG LAND TOTAL 303.860 1,115,605 3D Roads 3.940 4DI Farm Sites 1.000 13,840 4D 12.680 20,675 Home Sites 1.000 25,000 Recreation Dwellings 107,130 Other Other		2D1							Was	ste						
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4D 12.680 20,675 Home Sites 1.000 25,000 Recreation Dwellings 107,130 Other		3D					Roads			ıds			3.940	•		
Recreation Dwellings 107,130 Other		4.D1					Farm Sites			tes			1.000			13,840
Dwellings 107,130 Other						20,675	Home Sites			tes			1.000			25,000
			11.00					R	Lecreati	on						
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	Out	buildings		in made and a second		24,970	Noi	n-AG T	ГОТА	\mathbf{T}			5.940			38,840

Assessor's Adjustment to Sa	le Price (+ or -	·):		Total Recapture V	√alue:
Assessor Comments and Reason for	or Adjustment:				
DEED OF DISTRIBUTION	BY PR; 1/2	INTEREST	TO SPO	USE	
	_				
			-		
Comments from			Con	nments:	
001612600 001612700					
			<u>-</u>		(Continue on back)

Good Life. Great Service.

Real Estate Transfer Statement

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

	The deed v	will not be record	ed unless this	s statemen	· · · · · · · · · · · · · · · · · · ·		accurately compl		
1 County Name	WEBST	2 County Numbe	<u></u>		3 Date of Sale/Tra	insfer _{iy} <u>24</u> Yr. 2	023 4 Date of De		. Y γr. 2023
5 Grantor's Name, Ac							Telephone (Please F		-
Grantor's Name (Selle Catherine A. Fr	er)	· · · · · · · · · · · · · · · · · · ·			Grantee's Name (E Catherine A.	Buyer) Fricke			
Street or Other Mailing 2280 W Sundo					Street or Other Ma 2280 W. Sun	ailing Address ndown Road			
City Ayr		State NE	Z	ip Code 68925	City Ayr		State NE		Zip Code 68925
Phone Number (402) 463-8147					Phone Number (402) 463-81	47 Is the	grantee a 501(c)(3) of the grantee a 509		
Email Address n/a					Email Address n/a				
7 Property Classific	ation Number. Ch	eck one box in cat	egories A and B	. Check C if	property is also a	mobile home.			
(A) Status				(B)	Property Type				(C)
✓ Improved	Single Fa	, <u>-</u>	Industrial	L	Mineral Interests		State Ass	sessed	Mobile Home
Unimproved	☐ Multi-Farr	, =	Agricultural Recreational		Mineral Interests	reducing	Exempt		
8 Type of Deed	Conservator		✓ Distribut	ion 🔲 Lar	nd Contract/Memo	Partition	Sheriff		ner
Bill of Sale [Corrective Death Certifica	te - Transfer on Dea	Easeme	=	nse neral	Personal Re	p. Trust/Trustee Warranty	•	
Was transfer par kind exchange (I Exchange) by buyer	rt of IRS like- R.C. § 1031	10 Type of Transfe	=	=	···· 😑 ····	=	ocable Trust	=	er on Death
Exchange) by buys	er or seller? Seller V No	Auction Court Decree	☐ Easement ☐ Exchange	∐ Gift ☐ Granto	☐ Life Esta or Trust ☐ Partition	=	e isfaction of Contract	=	e to Beneficiary (Explain)
11 Was ownership tran	sferred in full? (If		ion.)		12 V	Vas real estate p			tate the intended use.)
13 Was the transfer be	_	r it to a trustee, are t or Uncle to Niece or I	_	-	aves? (if yes, check Partnership, or LLC	tne appropriate	DOX.)	Other	estate
E 100	=	ers and Sisters	· =	• • •	and Grandchild	✓ Spouse	42.		
	☐ Ex-spo		=	rents and Cl		_	ent and Step-child		
14 What is the current	market value of th	e real property?			15 Was the mortg	age assumed? (I	If Yes, state the amou	int and inter	est rate.)
\$833,750					Yes	✓ No \$			%
16 Does this conveyan Yes		t parcel of land?				nrough a real esta title company co		mpany? (if)	res, include the name
18 Address of Property							Whom the Tax State	ement Shoul	ld be Sent
Rural Webst	er County,	Nebraska			Catherine A.				
40. [] 11. 11	tion of the same				2280 W. Sun Ayr NE 6892				
18a No address as 20 Legal Description (A					, ty. 112 0002	<u> </u>			
See Exhibit '	-	ages, ii fieeded.)							
CCC Exilibit	· ·								
			,		_				
21 If agricultural, list to	tal number of acre	s transferred in this t	ransaction +/	- 310	<u>A</u> .				
22 Total purchase p	-	_	med				22 \$		0,00
23 Was non-real prop		the purchase? Iollar amount and	attach itemized	l list.) (see i	nstructions)		23 \$		0,00
24 Adjusted purcha							\$		0 00
25 If this transfer is	exempt from the	documentary sta	imp tax, list the	exemption	number 15		_·		
Ur	nder penalties of	law, I declare that I	have examined	this stateme	nt and that it is, to t	the best of my kr	nowledge and belief,	true, compl	ete, and
David	H. Fisher		2		· · · · · · · · · · · · · · · · · · ·				(402) 463-1383
sign Printor	Type Name of Gra	antee or Authorized I	epresentative		Attorne	ay for Estate	and Grantee	F	Phone Number
	re of Grantee or A	uthorized Represent	tative	· · · · · · · · · · · · · · · · · · ·	Title	y ioi Loidle	and Clantec		<u>8-29-2023</u> Dato
			omintos of Do-	d'a Has O	div	www.			For Done Line Only
26 Date Deed Records	d	27 Value of Stamp	egister of Dee or Exempt Numb		28 Recording Data	<u> </u>			For Dept. Use Only
Ma S Day 6	24 yr 23	\$ Exerc	74 # 10		BX 20	_ ~	11002		
Notes Deposits and of De					<u> </u>	<u>~~, РС</u>	t Authorizant i	ar Nob Por S	Stat && 76-214 77-1327(2)

EXHIBIT "A"

An undivided one-half (½) 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 ther4eof 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

Joint Cynedia

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: (), 2023.

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 Queguet 24, 2023, by CATHERINE A. FRICKE, Personal Representative of the Estate of Merwin A. Fricke, Deceased.

Notary Public

3051905

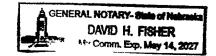


EXHIBIT "A"

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Agricultural Land Sales Worksheet

Cnty No.	Bo		** .		S	choo	I Diet	rict Code								
91	20		Page 1665		Date /2023	Base: 6	55_00			iliate			Unif	iad:		
		·		1		Dase.	33-00		AII	,			Om	lea.		
Location	ID	Sale	Number	Useability	& Code#					Par	rcel N	umber				
0010026	501		225	1		GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed \	Value		4487	1	9	6	5	0	00000		000	0000	
Land		Im _]	provements	To	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code		
62	,770		173,895	2	36,665	Status	Proj	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parcel Size	
		Irriga	tion Type:		A) 1 B) 01				C)	5	D) 3	E)	0	F) 7		
LCG			ACRES:	VAL	UE:	LCG					ACR	ES:	VALUE:			
IRRIGATE	D 1AI					GRASSLAND 1G1										
	1A					1G										
2A1						2G1										
2A								2	2G							
	3A1							30	G1							
	3A							3	3G							
	4A1							40	G1							
	4A							2	4G							
DRYLANI) 1D1					Shelterbelt/Timber			per							
	1D							Accreti	on							
	2D1							Was	ste							
	2D	+						Otl								
	3D1					AG L	AND T	ГОТА	\mathbf{T}							
	3D)						Roa	ıds			1.010	-	· · ·		
	4D1						F	arm Sit	tes	1.000					13,840	
4D				- 10 may 10 m			-	ome Sit	_			8.670			48,930	
		2.00			NAMES OF STREET		F	Lecreati	on							
	70,265	~ -		Oth												
Out	ouildings	5			3,630	No	n-AG	ГОТА	\mathbb{L}		1	0.680			62,770	
Assessor's	Adju	stmen	t to Sale Pri		7	Cotal	Re	capt	ture `	Value:						
Assessor Co	mment	s and F	eason for Adi													

Assessor's Adjustment to Sale Price (+ or -):	Te	otal Recapture Value:
Assessor Comments and Reason for Adjustment:		
JTWD		
	<u>-</u>	
Comments from	Comment	ts:
001002601		
		(Continue on back)

60155

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

a25

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 v	vill not be recorde	d unless this stat	temen	t is signed	l and it	ems 1-2	5 are acc	······································		
1 County Name		2 County Number			3 Date of S			0000	4 Date of Deed		4 2023
Webster		91						Yr. 2023			5 ⁻¹ Yr. 2023
5 Grantor's Name, Ad		hone (Please Print)						s, and Telep	phone (Please Pri	nt)	j
Grantor's Name (Seller Paul Trout and Sherr		l and wife			Grantee's I Matthew I	•	• •	1. Ping			
Street or Other Mailing					Street or C			985			
5108 N. 103rd Stree City	·{	State	Zip Coo	de	235 S Ur City	liveisity	Succi	<u></u>	State		Zip Code
Omaha		Nebraska	68134		Guide Ro			1	Nebraska		68942
Phone Number (402)658-7282					Phone Nur (402)975-				ntee a 501(c)(3) org ne grantee a 509(a)		
Èmail Address	<u></u>	- newwww.	·		Email Add						
pstrout@cox.net 7 Property Classification	ation Number Cf	rack and hav in cate	antice A and R Cha	ck C If	mattping0						
(A) Status	adon Number. Ci	leck one box is care	gones A and D. One		Property is					r	(C)
✓ Împroved	Single Fa	mily 1	ndustrial	<u></u>			Nonprodu	ucing	State Asses	ssed	Mobile Home
Unimproved	Mutti-Fan		gricultural	F	_		Producing		Exempt		_
☐ IOLL	Commerc		lecreational	-	-					1	
8 Type of Deed	Conservator		Distribution	Lar	d Contract/f	Memo	Partiti	ion	Sheriff	Othe	∋r
Bill of Sale	Corrective		Easement	Lea	ise		=	nal Rep.	Trust/Trustee		
Cemetery [te - Transfer on Deat	n Executor	Min	eral		Quit (Warranty		
9 Was transfer par kind exchange (I.	t of IRS like-	10 Type of Transfer		Forecli			ole Trust		ble Trust		r on Death
Exchange) by buye	er or seller?	Auction	Easement]Gift		_ife Estal	te [Sale	[=	to Beneficiary
Buyer 11 Was ownership tran	Seller V No	Court Decree		Granto	or Trust []	Partition	fac real e		tion of Contract	·········	Explain)ate the intended use.)
	No	140, explain the divisio					√Yes	No _		. (1110, 00	
13 Was the transfer bet	tween relatives, o	r if to a trustee, are th	e trustor and beneficia	ary rela	tives? (If Yes	s, check	the appro	priate box.)		
Yes A	_	or Uncle to Niece or N		_	artnership,		☐ s			Other	
	☐ Brothe	ers and Sisters	Grandp	arents a	and Grandch	rild	s	pouse			
	Ex-spo	ouse	Parents	and Ch				• •	and Step-child		
14 What is the current		e real property?			15 Was th	e mortga	age assur	ned? (If Ye:	s, state the amount	and intere	st rate.)
<u>* 279, .</u>	500						₽ No	\$			%
16 Does this conveyand		t parcel of land?			17 Was tra	ansferth	rough a re title como	eal estate a anv contac	gent or a title comp et.) 5 Voc. Val	nany? (If Ye Li Ali	es, include the name
									om the Tax Statem		
18 Address of Property 606 Road 2000	•					a iu Asu k Jil Ping		35011 to VYII	ion sie lax Statem	SIR OI IDUIC	1 DE CENT
Guide Rock, NE 6	68942					oad 200	~				
18a No address as	ssigned 18b	☐ Vacant land					VE 6894:	2			
20 Legal Description (A	Attach additional p	ages, if needed.)									
County Surveyor's	s Lot Two (2), in t	the Southeast Quar	er (SE1/4) of Sectio	n Six (6	6), Townshi	p One (*	1) North,	Range Ni	ine (9) West of the	e 6th P.M.	, Webster County,
Nebraska.											
21 if agricultural, list tot	tal number of acre	s transferred in this tr	ansaction								
On Tatal acceptance a						·			22 \$		
22 Total purchase p23 Was non-real prop	,	•	160	• • • • •	* * * * * * * * *			• • • • • • • •		279,50	0.00
		tile pulcitage: Iollar amount and a	ttach itemized list.)	(see i	nstruction	ıs)		,,.,,,,	23		
	•		·			•			\$	279,50	Λ Λ Λ
24 Adjusted purchas	se price paid to	rearestate (inte 2	2 mmus me 23)							2/3,00	0.00
25 If this transfer is						***************************************					20010
Un	nder penalties of	law, I declare that I authorized to sign th	have examined this s	stateme	nt and that i	t is, to th	ne best o	f my knowl	edge and belief, tru	ue, comple	ete, and
uned,		M Tonton	io eutoriori.							402-	-8794201
Print or	Type Name of Gr	antee or Authorized R	epresentative						۸ ،	P	hone Number
sign	dom	Senton				17-10	<u>/</u> C	losina	Haent		8-25-2023
here my	of Grantee or	uthorized Representa	ative		Title		7	-	 		ate
		Re	gister of Deed's L	ise On	ılv		 -			F	or Dept. Use Only
26 Date Deed Recorde	d	27 Value of Stamp	•	-30 01	28 Record	ing Data	. ,	<u> </u>			
Mo. 8 Day 2	32 ¹¹ 93	\$ 630 0	>		B	120		2 16	65		
Nebraska Department of Re	venue	1 2-0	······································				 (1	4 4	Authorized by I	Neb. Rev. St	at. §§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/25/23 \$ 630.00 By AS

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

Bk 2023, Pg 1665

Sindlegredeth

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 GRANTEES, MATTHEW R. PING and JILL M. PING, husband and wife, convey to GRANTEES, 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 GRANTEES 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.
<u></u>	al front
Paul Trout	
Sherri Trou	veri Teart
STATE OF NEBRASKA)	
)ss. COUNTY OF NUCKOLLS	
The foregoing instrument was acknowledge husband and wife, on the 24-hday of Augus	ed before me by Paul Trout and Sherri Trout 2023.

GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2026

(SEAL)

Notary Signatu

ennite Print Name

My Commission Expires:

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page	S	ale Date		School District Code De: 91-0074 Affiliated: Unified:												
91	20	23	1706		8/:	29/2023	Base: 9	1-0	074	Af	filiat	ted:		Uni	fied:				
Location	ID	Sale	Number	U	seabil	ity & Code#					Pa	arcel N	Number						
0008028	300		226		1		GeoCde	Twi	n Rng	S	ect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	l Val	lue		4373			0	0	0	50005		009	0000			
Land		Imp	provements		,	Total			Date of	Sal	e Pr	operty	Classific	ation	Code				
2	,520		5,460	0		7,980	Status	F	roperty	уре	Z	Coming	Location	ı Ci	ty Size	Parcel Size			
Assessor Lo	cation:	COWL	ES (COW))			A) 1	B	01		C)	1	D) 1	E)	8	F) 3			
1,						Residential			Commercial										
	Mu	ltiple Im	provements:	Mult	tiple. Imp	provements.:			Multiple. Improvements.:										
		Constr	uction Date:	Cons	struction	Date:			Constru	ıction	Date	:							
,			Floor:	· · · · · · · · · · · · · · · · · · ·					Floor S	q. Ft.	:								
		Buildin	ig Cost New:						Cost:										
Single Family				 							al Oc		cy Code:						
(100) □ Mc		ne		· · ·						Primary: Other1: Other2:									
(101) On				+ ` ´ · · · · · · · · · · · · · · · · · ·					Commercial Construction Class: (1) Fireproof Structural Steel Frame										
(102) Tw						Average Good			₩ `´	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) Spl	it Level) 📙	Very Good			· ` ′ · ·		-		ring Walls	шие					
(111) Bi-1	<u> –</u>)	Excellent			 				el Framed I	Syt Wa	Ile					
(106) \Box Ott				(00)	, ப	EXOCHER			 ` ´ - 				and Walls	22.0. 97 0					
Townhouse of		x Style:		Residential Quality:					1			rame	und muss						
(301) 🗆 On				(10) D Low				Cost Rank:					Conditi	on:					
(302) 🗆 Tw	·			(20)					(10) Low					10) 🗆 Worn Out					
(307) 🗆 11/	/2 Story			(30)) 🗆	Average			(20) □ Average					(20) E	I Badly	Worn			
(308) 🗆 Spl	it Level			(40)) 🛮	Good			(30) Above Average					(30) L					
(309) 🗆 21/	/2 Story			(50)) 🗆	Very Good			(40) □ High					(40) E	l Good				
(304) 🗆 On	e Story I	Duplex		(60)) 🗆	Excellent								(50) E	l Very	Good			
(30 <i>5</i>) 🗆 Tw	o Story I	Duplex												(60) E	l Excel	ent			
			t to Sale P																
Assessor Co	mmen	ts and R	Reason for A	djus	stment	•													
WD			····																
Comments		1	Com	ments:															
000802		00804	400	-				J-0111											
															(Cont	inue on back)			

15170 15340

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless time state	ement is signed and items 1-25 are accurately complete	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		Day 29 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Prin Grantee's Name (Buyer)	ii)
ROBERT KELLER	ROBERT D. AND KAYLEEN D. POTTER	{
Street or Other Mailing Address 653 ROAD V	Street or Other Mailing Address P.O. BOX 132	7:- 0-4-
City State Zip Code BLADEN NE 689	028 WILCOX NE	Zip Code 68982 anization? Yes No
Phone Number (308) 999-7487	(308) 991-0189 If Yes, is the grantee a 509(a)	
Email Address robertkeller92@gmail.com	Email Address rdkdpotter@gpcom.net	
7 Property Classification Number. Check one box in categories A and B. Chec	k C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assess Mineral Interests-Producing Exempt	sed Mobile Home
Unimproved Multi-Family Agricultural Commercial Recreational	Militeral inferesos-r rocooling Texempt	
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement	Lease Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor 9 Was transfer part of IRS like- 10 Type of Transfer Distribution	MineralQuit ClaimWarranty Foreclosure	Transfer on Death
kind exchange (LR C & 1031) = = =	Gift Life Estate Sale	Trustee to Beneficiary
Exchange) by buyer of sener:		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use?	(If No, state the intended use.)
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiar		Othor
	orp., Partnership, or LLC Self Self Spouse	Other
☐ Brothers and Sisters ☐ Grandpal ☐ Ex-spouse ☐ Parents a	= '	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount a	and interest rate.)
\$7,989	☐ Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compared of the agent or title company contact.) Yes	any? (If Yes, include the name
Yes V No 18 Address of Property	19 Name and Address of Person to Whom the Tax Stateme	
499 Franklin Street & 400 Block Franklin St., Cowles, N		an onoula bo done
	P.O Box 132	
	· ·	
18a No address assigned 18b Vacant land	Wilcox, NE 68982	
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	· ·	
	· ·	
20 Legal Description (Attach additional pages, if needed.)	· ·	
20 Legal Description (Attach additional pages, if needed.)	· ·	
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions	Wilcox, NE 68982	30.000 ¹ 00
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982	30,000,00
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982	
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982	30,000 <mark>,</mark> 00
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982 22 \$	30,000 00
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982 22 \$	30,000 00
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982 22 \$	30,000 00
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	Wilcox, NE 68982 22 \$	30,000 00 e, complete, and (308) 478 - £250 Phone Number
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982 22 \$	30,000 00 e, complete, and (308) 478 - \$250 Phone Number 08-29-2023
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	Wilcox, NE 68982 22 \$ (see instructions)	30,000 00 e, complete, and (308) 478 - £250 Phone Number
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	Wilcox, NE 68982 22 \$ (see instructions)	30,000 00 e, complete, and (308) 473 - \$250 Phone Number 08-29-2023
20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions 21 If agricultural, list total number of acres transferred in this transaction	Wilcox, NE 68982 22 \$ (see instructions) 23 \$ 24 \$ aption number atement and that it is, to the best of my knowledge and belief, true Title	30,000 00 e, complete, and (308) 473 - \$250 Phone Number 08-29-2023 Date

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
County of Webster
Ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Oug A.D., 20 23, at 338
o'clock OM. Recorded in Book 2023
on Page 1000
County Clerk
Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 0-31-23
\$ 67.50 By 4

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 29^{TH} day of August, 2023, by ROBERT KELLER, a single person.

(Seal)

GENERAL NOTARY - State of Nebraska
DOUGLAS R. WALKER
My Comm. Exp. December 29, 2023

Notary Public

The state of the s
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 which house Reported pumbing 4 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
(SELLER BUYER) What influenced your sale purchase of the property? NEEded a house
-(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?YesNo

If yes, please explain _____

If yes, please explain _____

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

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?YesNo If yes, please explain
(SELLER BUYER) Was there any association between the buyer and seller?YesNo If yes, please explain
BUYER) Do you own other property nearby?YesNo If yes, did it influence what you paid for the property?YesNo
(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family, Location, Health, Retirement, Land, ot 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? \$
SELLER (BUYER) Was any personal property (appliances, furniture, lawn mower, etc.) included in the sale price? YesNo If yes; What is the dollar value of the personal property? \$\frac{3}{2}\$ and what kind of personal property was included in the sale price?
(SELLER) Was the property made available to other potential purchasers?YesNo If no, plese explain
(SELLER BUYER) How many bedrooms (must have a closet to be considered a bedroom)? I How many bathrooms? I What type of heating and cooling? How many bathrooms?
(SELLER BUYER) f there is a basement please describe the finish; flooring, walls, ceiling finish?
(SELLER BUYER) If this is a Mobile Home: What manufacturer? Will the mobile home stay at this location? What does the mobile home sit on? Circle one: Pier's, Foundation, Basement, or Cement Slab.

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: Lower Seller (circle one) Phone# 308-991-0189 Date: 9-7-3633

Residential & Commercial Sales Worksheet

Cnty No.	Cnty No. Book Page Sale Date							School District Code										
91	20	23	170	19	8/2	29/2023	Base: \$	91-0	074	Affi	iliated	l:		Uni	fied:			
Location	Ю	Sale	Number	•	Useabili	ty & Code#					Parc	cel N	Tumber					
0003144	100	2	227		1		GeoCde	Twi	n Rng	Sec	ct (2rt	Subdiv	Area	Blk	Parcel	I	
	D	ate of S	ale Asses	sed V	alue		4133			00	0	0	20010		005	0000)	
Land		Imp	rovemer	nts		Total			Date of S	Sale	Prop	erty	Classifi	cation	Code	· ·		
3	,990		93,	025		97,015	Status	P	roperty Ty	pe	Zon	ing	Locatio	n Ci	ty Size	Parcel S	ize	
Assessor Lo	cation:	BLUE	HILL	(BH)		A) 1	B)	01		C)	1	D) 1	E)	6	F) 2		
						Residential		•	Commercial									
	Mul	tiple Im	provemer	ıts: M	ultiple. Imp	rovements.:			Multiple.	Multiple. Improvements.:								
		Constr	uction Da	íte: Co	Construction Date: 1900					ion D	Date :							
			Flo	or: Flo	Floor Sq. Ft. : 966					Ft. :								
		Buildin	g Cost Ne	ew: Co	Cost: 144,500													
Single Family	Style:	101		R	Residential Condition: 30					rcial	l Occu	pano	y Code:					
(100) 🗆 Mo	bile Hon	ne		(1	(10) U Worn Out							Ot	her1:		Other2:			
(101) 🗷 One	e Story			(2	(20) 🗆 Badly Worn					Primary: Other1: Other2: Commercial Construction Class:								
(102) 🗆 Two	o Story			(3	80) 🗷	Average			(1)	· · · · · · · · · · · · · · · · · · ·								
(103) □ Split Level					10) 🗆	Good			(2)	Re	einforc	ed C	oncrete Fr	ame				
(104) □ 1 1/2 Story					50) 🗆	Very Good			(3)	M	asonry	Bea:	ring Walls					
(111) 🗆 Bi-l	Level			(6	50) 🗆	Excellent			(4)	W	ood or	Stee	el Framed	Ext. Wa	lls			
(106) 🗆 Oth	ier									M	etal Fra	ame :	and Walls					
Townhouse or	r Duplex	x Style:		Re	Residential Quality: 40					(6) □ Pole Frame								
(301) 🗆 One	e Story			(1	(10) □ Low					Cost Rank:					on:			
(302) 🗆 Two	o Story			(2	(20)				(10) 🗆 Low					(10) E	Out			
(307) 🗆 11/	2 Story			(3	80) 🗆	Average			(20)	verage			(20) 🛘 Badly Worr					
(308) 🗆 Spl	it Level			(4	10) 🗷	Good			(30) Above Average					(30) ☐ Average				
(309) 🗆 21/	2 Story			(5	(50) U Very Good				(40)						l Good			
(304) 🗆 One	e Story I	Duplex		(6	(60) Excellent									(50) □	l Very	Good		
(305) 🗆 Two	o Story I	Ouplex												(60) E	l Excel	ent		
Assessor's					•													
Assessor Co	mment	s and R	eason fo	r Adjı	ustment:													
WD						9.7												
					•													
Comments f	C							~										
000314								omi	nents:									
														 -				
															(Cont	inue on bac	:k)	

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 a	not be recorded unle	ess this stateme	nt is signed ar	nd items	1-25 are accu	rately co	mpleted					
1 County Name	2 County Number		3 Date of Sale/			l .	ate of Dee					
Webster	91				9 Yr. 2023		Mo. <u>08</u>		28 `	r. <u>2023</u>		
5 Grantor's Name, Address, and Teleph	one (Please Print)	-	Grantee's Nam		dress, and Tel	epnone (Please P	rint)				
Grantor's Name (Seller) Dale E. Myers					s, LLC, a Neb	raska lin	nited liab	oility co	mpany			
Street or Other Mailing Address			Street or Other	•					-			
931 East F Street, #302, The Villa		7: 0-1-	7140 W Mon	nument R	<u>d</u>		State			Zip Code		
City Hastings	State NE	Zip Code 68901	City Ayr				NE NE			8925		
Phone Number			Phone Number	Phone Number Is the grantee a 501(c)(3) organization?								
402-460-0157				400 984 - 1/13 If Yes, is the grantee a 509(a) foundati								
Email Address sschutte@charter-title.net			sschutte@c		le.net				_			
7 Property Classification Number. Check of	ne box in categories A	and B. Check C if	property is also a	a mobile h	ome.	***						
(A) Status		(1	3) Property Typ	ре	***					(C)		
Improved	Industria Agricult Recreati	ural	Mineral Intere		_	= -	e Assesse mpt	ed	Mo	bbile Home		
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - T	□ ■	asement Le	and Contract/Memorease	Per	rsonal Rep. 🔲	Sherriff Trust/Trus Warranty		Other				
exchange? (I.R.C. § 1031	Auction	sement Gift	=	e Estate	ust Revocab Sale Satisfac	le Trust tion of Cor			r on Dea to Bene Explain)			
11 Was ownership transferred in full? (If No, ex	oplain the division.)		12	Was real e	estate purchased No	for same	use? (If No	o, state th	ne intend	ed use.)		
13 Was the transfer between relatives, or if to a Yes No Aunt or Un Brothers an	cle to Niece or Nephew	Family Corp.,	Partnership, or LL and Grandchild	.c 🗌 s 🔲 s	ropriate box.) elf pouse tep-parent and S	itep-child	☐ Othe	er				
14 What is the current market value of the rea \$74,700.00	property?		15 Was the mor		ımed? (If Yes, st		ount and i	nterest ra	ate.)	%		
16 Does this conveyance divide a current parce	el of land?				real estate ager							
18 Address of Property 302 West Saline Blue Hill, NE 68930			19 Name and Ad KenWorks Pr 302 West Sali Blue Hill, NE	roperties, ine	Person to Whom LLC, a Nebra	Tax Stater aska limi	nent Shou ted liabi	ld be Se lity co n	nt n pany			
18a No address assigned 18b	Vacant Land											
20 Legal Description Lots 11 and 12, Block 5, Rohrer's Add	ition to the City of B	lue Hill, Webste	r County, Nebr	raska.								
21 If agricultural, list total number of acres	•		<u></u>				\$		71	700 00		
22 Total purchase price, including any lia							2		/4,	700 00		
23 Was non-real property included in the	purchase? Yes [No (If Yes, er	ter dollar amou	nt and att	ach itemized li	st.) 2	3 \$					
24 Adjusted purchase price paid for real 25 If this transfer is exempt from the doc	•	•				2	4 S		74,	700 00		
Under penalties of law, I correct, and that I am duly aut	declare that I have exami	ined this statement		e best of m	y knowledge and	i belief, tru	e, comple	te, and				
KenWorks Properties, LLC, Print or Type Name of Grant							Pho	ne Numi	ber	-1113		
here		_	<u>Grantee or Au</u> Title	thorized I	Representative	<u> </u>	<u>Aud</u> Dat	gust 29 e	2023			
Herneth T.		i <u>C フ</u> Register of Deed	is' Hee Only					For	Denf I	Jse Only		
26 Date Deed Recorded	27 Value of Stamp or		28 Recording D	Data 4	<u> </u>			101	Jope, C	Joe Omy		
Mo. 9 Day 1 Yr. 23	\$ 168.79	á	BKac	32 f	2 1709							
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-2	, , , , , , , , , , , , , , , , , , , ,		1 F110K	اردم	Authori	zed by Neb	. Rev. Stat.	§§ 76-214	, 77-1327 RQ 0	(2) 109		

NEBRASKA DOCUMENTARY

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 747 N. Burlington Ave. Suite G 208 Hastings NE. 68901

402-463-6788

State of Nebraska Ss.

numerical index and filed for record in the Clerk's office of said county this day of Lep 1 A.D., 20 33, at 9 1/4 o'clock AM. Recorded in Book 2023

on Page 1709

abby thrug ounty Clerk O Deputy __Comp__ _Assessor___Carded__

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 28 day of Jugust, 2023.

Oale E. Myers

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 28 day of August, 2023 by Dale

E. Myers, a single person.

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

Agricultural Land Sales Worksheet

91 Location ID 002106300	202		1750	8/28	/2023	_ (School District Code								
		Sale		, = 0= 0	Base: 91-0074 Affiliated:							Unified:								
002106300			Number	Useability	& Code#					Parcel	Nu	ımber								
		2	228	4	05	GeoCde	Twn	Rng	Sec	t Qrt		Subdiv	Area	Blk	P	arcel				
	Dat	te of S	ale Assessed V	Value .		4131	4	11	1	0		00000		000	70	000				
Land		Imp	rovements	Te	otal		ate of	Sale	Proper	ty (Classifica	ation Code								
40,96	50		127,050	1	.68,010	Status	Proj	erty Ty	ре	Zoning	Zoning Location		City Size		Parcel Size					
		Irrigat	ion Type:			A) 1	B)	01		c) 5		D) 3	E)	0	F)	5				
LCG				VAI	UE:		LCG			AC	RE	S:		VAL	UE:					
IRRIGATED						GR	ASSLA	ND 10	G1											
	1A	1A 1G					1G													
	2A1 2G1						G1													
	2A							2	2G											
	3A1							30	G1											
	3A							:	3G											
	4A1							40	G1											
	4A							4	4G											
DRYLAND	1D1					S	Shelterbe	elt/Timb	oer											
	1D							Accreti	on											
	2D1				·			Was	ste											
	2D							Otl	ner											
	3D1 AG LAND TOTA					ГОТА	\mathbf{L}													
	3D							Roa	ıds		0	170								
4D1					Farm Sites					1	000			13,	840					
4D						tes		1	680			27,	120							
					X 2		F	Lecreati	on											
	Dwellings 120,640					Other														
Outbuild	ings		:		6,410	No	ı-AG	ГОТА	\mathbf{T}		2	.850	40,96							

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

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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 diffess this statement	t 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 28 Yr. 2023 4 Date of Deed Mo. Day 28 Yr. 2023								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Douglas R & Andrea S Peterson	Grantee's Name (Buyer) Andrea S Peterson								
Street or Other Mailing Address 2481 Road 1300	Street or Other Mailing Address 2481 Road 1300								
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 689	 330							
Phone Number (402) 756-3292	Phone Number Is the grantee a 501(c)(3) organization? Yes	V No							
Email Address N/a	Email Address N/a								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
	Property Type (C)								
	Mineral Interests-Producing State Assessed Mobile He Exempt	ome							
	d Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea		_							
Cemetery Death Certificate – Transfer on Death Executor Min									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ I0 Type of Transfer ☐ Distribution ☐ Forecle ☐ Auction ☐ Easement ☐ Gift									
Exchange) by buyer or seller?									
11 Was ownership transferred in full? (If No, explain the division.) V Yes No	12 Was real estate purchased for same use? (If No, state the intended	use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	artnership, or LLC Self Other								
Brothers and Sisters Grandparents a									
Ex-spouse Parents and Ch									
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.) 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 na	ame No							
18 Address of Property 2481 Road 1300	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
Blue Hill, NE 68930	(Same as Grantee)								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.) (See description attached)									
(Occ description attached)									
21 If agricultural, list total number of acres transferred in this transaction	·								
22 Total purchase price, including any liabilities assumed		0							
23 Was non-real property included in the purchase? Yes Vo No (If Yes, enter dollar amount and attach itemized list.) (see in	S								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1								
	E o								
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	number t and that it is, to the best of my knowledge and belief, true, complete, and								
correct, and that I am duly authorized to sign this statement. David B. Garwood	(402) 746-36	:1 2							
Print or Type Name of Mantee of Authorized Representative	(402) 740-30 Phone Number								
sign for fluor	Attorney Sept.5, 202	.3							
here Signature of Grantee of Authofized Representative	Title Date								
Register of Deed's Use On		nly							
26 Date Deed Recorded 27 Value of Stamp or Exempt/Number 8 Stewn + 5 5	28 Recording Data 29 An DB Pa 1756								
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13	327(2)							

A tract of land located in the Northeast Quarter (NE¼) 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 (NE¼) 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 (NE¼) 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 (NE¼); thence South along the East line of said Northeast Quarter (NE¼) a distance of 225.0 feet to the point of beginning.

BOOK	202	_3PAGE_	1750
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NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-5-23
SERROF #50 By V.O

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 23-55, 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 (NE¼) 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 (NE¼) 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 (NE¼) 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 (NE¼); thence South along the East line of said Northeast Quarter (NE¼) 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

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-

My Comm. Exp. December 2. 2006

Comm. expires 12-3-36

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date		School District Co			rict Code	de							
91	20	23	1766		12/	31/2020	Base: 9	1-	00	02	Affi	iliated:			Un	ified:			
Location	Ш	Sale	Number	Use	abili	ty & Code #						Parcel	N	umber					
0001411	100		229	-	11		GeoCde	Tw	m	Rng	Se	ct Qrt		Subdiv	Area	Blk	P	ırcel	
	D	ate of S	ale Assessed	Valu	e		4371				00	0 0		10025		008	00	00	
Land		Imp	orovements			Total			Da	ate of S	Sale	Proper	ty	Classific	ation	Code			
	830		6,330	0		7,160	Status		Proj	perty Ty	pe	Zoning	3	Location	ı C	ity Size	Size Parcel Size		
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	I	3)	01		© 1		D) 1	E)	6	F)	2	
						Residential								Commer	cial				
	Mul	tiple Im	provements:	Multip	le. Imp				N	Multiple.	Impr	overnents.	:						
		Constr	uction Date:	Constr	uction 1					Construct	ion E	Date:							
			Floor:	Floor S	Sq. Ft.				F	Floor Sq.	Ft. :					***			
		Buildir	g Cost New:	Cost:		105,3				Cost:									
Single Family	y Style:	101		Resid	ential	Condition: 10)		(Comme	rcial	Occupa	nc	y Code:					
(100) □ Mc	bile Hon	ne		(10)	**	Worn Out			┪	Primary:				her1:	_ ,	Other2:			
(101) 🗷 On	e Story			· · /		Badly Worn			-					ion Class:					
(102) □ Tw				· ′	Π.	Average			_					ictural Stee		ne			
(103) □ Spl				<u>``</u>	(40) □ Good					(2) Reinforced Concrete Frame									
(104) 🗆 1 1.				, ,	· · · · · · · · · · · · · · · · · · ·					(3) Masonry Bearing Walls									
(111) □ Bi-		····		(60)								Wood or Steel Framed Ext. Walls							
(106) □ Oth	-									(5) Metal Frame and Walls									
Townhouse o		Style:			Residential Quality: 30					(6) Pole Frame									
(301) 🗆 On				(10)		Low				Cost Rank: Condition:									
(302) □ Tw				` _		Fair			-	(10)					<u> </u>	□ Wom			
(307) 🗆 11/						Average			_	(20)					(20) Badly Worn				
(308) 🗆 Spl				. ,		Good						oove Ave	raş		(30) Average				
(309) 🗆 2 1		>1				Very Good			1	(40)	Hi	gh					Good		
(304) On				(60)	Ц .	Excellent			+			(50) □ Very Good							
(305) □ Tw	o Story I	Juplex		•	-		<u> </u>							(60)	□ Excel	ent		
L			t to Sale P	•	•														
Assessor Co																			
JTWD;	PURCH	ASE A	AGMT SAT	ISFI	ED_														
~	1	•	_ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \										_						
	sale	+0	old	7	_	use													
Comments	from		2.0. ··					Com		ents:									
000141																			
																(Cont	inue oi	ı back)	

NEBRASKA

Good Life. Great Service.

• If additional space is needed, add an attachment and identify the applicable item number.							
The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	1 23					
WEBSTER - 91		, 1 Yr. 23					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)						
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 State Zip Code Hastings NE 68901	City State NE	Zip Code 68970					
Phone Number	Phone Number Is the grantee a 501(c)(3) organize	ation? Yes Vo					
(402) 460-3255 Email Address	(308) 233-1130 If Yes, is the grantee a 509(a) four Email Address	ndation? Yes No					
Email Address	Ental Address						
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.						
	3) Property Type	(C)					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt						
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff	Other					
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty						
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fored		ansfer on Death					
kind exchange (I.R.C. § 1031 Auction Easement Gift		ustee to Beneficiary					
	tor Trust Partition Satisfaction of Contract Ot	her (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	12 Was real estate purchased for same use? (If N	lo, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)						
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	er					
	and Grandchild Spouse						
Ex-spouse Parents and C	Lancard I I I I I I I I I I I I I I I I I I I						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)					
16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$	(If Ves, include the name					
Yes No	of the agent or title company contact.)	Wo					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent					
705 N Walnut St	Same as Grantee						
Red Cloud, NE							
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)	11.(0) 1. 5. 1. 1.1						
The South Half (S1/2) of Lot Five (5) and all of Lot Six (6), Block Eig Red Cloud, Webster County, Nebraska.	nt (8), LeDuc's Addition to						
The state of the s							
21 If agricultural, list total number of acres transferred in this transaction	•						
22 Total purchase price, including any liabilities assumed		2,500,00					
23 Was non-real property included in the purchase?	\$						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	<u>instructions</u>)	0,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	· · · · · · · · · · · · · · · · · · ·	2,500 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number						
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and					
correct, and that I am duly authorized to sign this statement. Kory McCracken		(402) 746-3613					
Print or Type Name of Grantee or Authorized Representative		Phone Number					
sign	Attorney	9/5/23					
here Signature of Gantee of Authorized Representative	Title	Date					
Register of Deed's Use O		For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	<u></u>					
Mo. 9 Day 1 Yr. 95 \$ 6.75	BK2023, 7, 1766						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					

State of Net and Sss.

County of Entered on the numerical and ded for record in the Clerk's 20.33 at 3:11 o'cloc PM Recorded in Book 20.3 on Page 1716 (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.

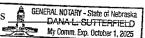
Executed September 1, 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Barnboum

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.	В	ook	Page		S	Sale Date	School District Code											
91	20	23	1767		1/	25/2023	Base: 91-0074 Affiliated: Unified:											
Location	D	Sale	Number	τ	Jseabil	ity & Code#						Pa	rcel l	Number				
0008065	500		230	1			GeoCde	Т	WIL	Rng	Se	ct	Qrt	Subdiv	Are	ea	Blk	Parcel
Date of Sale Assesse					lue		4373				0	0	0	50010			001	0000
Land		Imp	provements			Total			Da	ate of S	Sale	Pro	perty	y Classifi	catio	n C	ode	
	285					Status		Prop	operty Type Zonir			oning	Locatio	ŭ	City	Size	Parcel Size	
Assessor Lo	cation	COWL	ES (COW))			A) 2		B)	01		C)	1	D) 1	E	E) 8		F) 1
					-,	Residential								Comme	rcial			
	Mu	ltiple Im	provements:	Mul	ltiple. Im	provements.:			M	Æultiple.	Impr	rovem	nents.:					
		Constr	uction Date:	Con	struction	Date:			С	Construct	ion I	Date:	:				· · · · · · ·	
			Floor:	Floo	or Sq. Ft.	:			F	loor Sq.	Ft. :							
		Buildir	ig Cost New:	Cos	st:				C	Cost:								
Single Family				_		l Condition:			\neg			l Occ		cy Code:				
(100) 🗆 Mo	bile Ho	me		(10	0) 🗆	Worn Out				rimary				ther1:			ther2:	
(101) 🗆 On				<u> </u>	0) 🗆	Badly Worn								tion Class				
<u> </u>	o Story			(30) □ Average						(1) ☐ Fireproof Structural Steel Frame								
(103) □ Spl				(40)					_	(2) Reinforced Concrete Frame								
(104) 🗆 1 1.				(50) Uery Good					_	(3) Masonry Bearing Walls								
(111) Bi-				(60) Excellent						(4) Wood or Steel Framed Ext. Walls								
(106) Counhouse of		v Ctrila.		Residential Quality:					\dashv	(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame								
(301)		x Style:) [Low			_	Cost Rank: Condition:								
(302) Tw				(20		Fair			\neg		Lo	~~~~~			(10)		Worn	Out
(307) 🗆 11				(30		Average			_	•		verag	 		(20)		Badly	
(308) 🗆 Spl				(40	·	Good				-			Avera		(30)		Avera	
(309) 🗆 21				(50		Very Good			┯	(40)					`		Good	
(304) 🗆 On		Duplex		(60	-	Excellent				`					(50)		Very (Good
(305) 🗆 Tw	o Story	Duplex					-,								(60)		Excell	ent
Assessor's	s Adju	stmen	t to Sale P	rice	e (+ oı	r -):												
Assessor Co	ommen	ts and F	Reason for A	Adju	stment	•			I									
QCD																		
Commont	fnor	 						Car										
Comments t								COL	nme	nts:		_						
																	-	
		, .													_			
																	(Conti	inue on back)

15560

NEBRASKA

Good Life. Great Service.

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 red	orded unless th	is statemer		tems 1-25 are accu						
1 County Name		2 County Nu	mber	7	3 Date of Sale/Transfer 4 Date of Deed							
	L	TER - 91		<u> </u>	Mo Day <u>25 Yr.</u> <u>23</u> Mo Day <u>25 Yr.</u> <u>23</u>							
5 Grantor's Name, A Grantor's Name (Selle		phone (Please F	Print)	Grantee's Name (I	e, Address, and Telepi	hone (Please Print)	<u>,</u>					
Kenneth Bergn	nan				Darin Boatm	nan i						
Street or Other Mailing 312 4th St	g Address			Street or Other Ma 399 5th St	ailing Address							
City Blue Hill (Cowl	es)	State N E		Zip Code 68930	City Blue Hill (Co		State NE	Zip Code 68930				
Phone Number (269) 953-3499	9				Phone Number (402) 705-22	1s the grant 275 If Yes, is the	tee a 501(c)(3) organiza e grantee a 509(a) four					
Email Address	15	intern.		···	Email Address							
7 Property Classific	ation Number C	heck one hov in	categories A and	B Check C if	property is also a	mobile home						
(A) Status	l agon Rumben o	neon one box in	outogottoo /t und		Property Type			(C)				
Improved	✓ Single F	amily	Industrial		Mineral Interests	-Nonproducing	State Assessed	Mobile Home				
✓ Unimproved	Multi-Fa	-	Agricultural	Ī	Mineral Interests	-Producing	Exempt					
□ lolt	Commer	cial	Recreational		_							
8 Type of Deed	Conservator		Distribu	ution La	nd Contract/Memo	Partition	Sheriff	Other				
Bill of Sale	Corrective		Easem	=	ase	Personal Rep.	Trust/Trustee					
Cemetery		ate – Transfer on			neral	Quit Claim	Warranty					
9 Was transfer parkind exchange (I	I.R.C. § 1031	10 Type of Trai	=	=		ble Trust Revocable		ansfer on Death				
Exchange) by buye	er or selle <u>r?</u>	Auction	Easemer	=	Life Esta	=		ustee to Beneficiary				
Buyer 11 Was ownership tran	Seller ✓ No	No explain the	<u> </u>	eGranie	or Trust Partition	<u> </u>		her (Explain) lo, state the intended use.)				
✓ Yes	No	Tro, oxplain the				✓ Yes No _						
13 Was the transfer be	etween relatives, o	or if to a trustee, a	are the trustor and b	eneficiary rela	tives? (If Yes, check	the appropriate box.)	_					
Yes ✓	_ =	or Uncle to Niece	· =		Partnership, or LLC	Self	Othe	er				
	=	ers and Sisters			and Grandchild	Spouse	10, 171					
44.140	Ex-sp		lement.	Parents and C		Step-parent an	·					
14 What is the current \$500	market value of the	ne real property?			l — ~ ~ ~ ~	age assumed? (If Yes,	state the amount and	interest rate.)				
ФЭОО 16 Does this conveyan	ice divide a currer	nt narcel of land?			Yes 17 Was transfer th	No \$	ent or a title company?	(If Yes, include the name				
-	No	n paroo. or land.				title company contact.		√ No				
18 Address of Property	/				19 Name and Add	lress of Person to Who	m the Tax Statement S	hould be Sent				
200 Block Farme	rs St				Same as Grantee							
Cowles, NE	:		a.									
18a No address a		L-ul	•		<u> </u>	······································						
	Allacri additional p	ages, ii needed.	,									
See attached												
21 If agricultural, list to	tal number of acre	es transferred in	his transaction									
				· · · · · · · · · · · · · · · · · · ·			Is					
22 Total purchase p23 Was non-real pro	,	,	ssumed				22	500¦00				
		•	and attach itemize	d list \ (see	instructions)		23 \$	1				
24 Adjusted purcha					-		\$	500,00				
25 If this transfer is	evernt from th	a documentan	retamp tay liet th	o overntier	numbor			•				
***************************************						the best of my knowled	ige and belief, true, co	omplete, and				
correct,	and that I am duly	y authorized to si	gn this statement.		,	,	3	, ,				
- Print or	J McCracke		ed Representative)				(402) 746-3613 Phone Number				
sign	17					Attorney		1/2/12				
	ure of Grantee or	Authorized Repre	sentative		Title	•		Date				
			Register of De	ed's Use Oı	nly			For Dept. Use Only				
26 Date Deed Records	ed 2 2		amp or Exempt Nun		28 Recording Data	./ 1 .						
Mo Day	<u> Yr. d.づ</u>	\$ a . i	<u> </u>		BKaDA	3,16 176	7					
Nebraska Department of Re	evenue						Authorized by Neb. F	Rev Stat 88 76-214 77-1327(2)				

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



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 <u>25</u>, 2023, by Kenneth Bergman, a single person.

Comm. expires

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

Notary Publi