Residential & Commercial Sales Worksheet

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						ADO	NT GF	MANAGEMENT GROUP	PERTY	EN PR	BLUE HAV	MH1, TRANSFER TO BLUE HAVEN PROPERTY	MH1, TH
									<u>:</u>	e (+ or	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
nt	☐ Excellent		(60)									Two Story Duplex	(305) 🗆 Two
iood	□ Very Good	_	(50)						Excellent	(60)	(6	Story Duplex	(304) One Story Duplex
4	□ Good	_	(40)		High	(40) 			Very Good	(50)	(5	2 1/2 Story	(309) 🗆 21/
Ö	□ Average		e (30)	Above Average	1	(30)			Good	(40)	(4	Split Level	(308) □ Spli
Wom	□ Badly Worn	ľ	(20)	je .		(20)			Average	(30)	(3	1 1/2 Story	(307) 🗆 11/
Out	□ Worn Out		(10)		Low	(10)			Fair	(20) 🗷	(2	Two Story	(302) 🗆 Two
	tion:	Condition:	C		 	Cost Rank:			Low	(10)	(1)	One Story	(301) 🗆 One
				rame	Pole Frame	9			Residential Quality: 20	sidentia	R	Townhouse or Duplex Style:	Townhouse or
			Metal Frame and Walls	Frame a	1	(5)						er .	(106) □ Other
	alls	d. W	Wood or Steel Framed Ext. Walls	or Steel	ŀ	(4)			Excellent	(60)	<u>@</u>	Bi-Level	(111) D Bi-I
			Masonry Bearing Walls	uy Beari		(3) 			Very Good	(50)	(3	1 1/2 Story	(104) 🗆 11/
		ne	Reinforced Concrete Frame	rced Co		(2)			Good	(40) []	(4	Split Level	(103) 🗆 Spli
	ле	Fram	Fireproof Structural Steel Frame	of Struc	Firepro	Ξ			Average	(30)	10	Two Story	(102) 🗆 Two
			Commercial Construction Class:	nstructi	cial Co	omme			Badly Worn	(20) 🗷	G	One Story	(101) 🗆 One
	Other2:		Other1:	Qf		Primary:))-T+I		Worn Out	(10)	(1	Mobile Home	(100) H Mo
			Code:	Commercial Occupancy Code:	cial Oc	Comme			Residential Condition: 20	esidentia	R	Style: 100	Single Family Style:
						Cost :		130	41,	Cost:	Building Cost New: Co	Buildin	
					Ft. :	Floor Sq. Ft. :	Ŧ	854		Floor Sq. Ft. :	Floor: Fl		
					Construction Date:	Constructi		75	Date: 1975	Construction Date:	Construction Date: Co	Constr	
				nents. :	Multiple. Improvements. :	dultiple.	N		Multiple. Improvements. :	ultiple. Im		Multiple Improvements:	
		ial	Commerci						Residential				
F) 0	თ	E	D) 1	Н	CO	01	В)	A) 3)	HILL (BH)	cation: BLUE	Assessor Location:
Parcel Size	City Size	C	Location	Zoning		Property Type	Proj	Status	1,320	_	1,320		
	Code	ution	Date of Sale Property Classification Code	perty	ale Pr	ate of S	D		Total		Improvements	Imp	Land
0000	000		20070	0	9	10	4	4133		alue	Date of Sale Assessed Value	Date of Sa	
Parcel	Blk	Area	Subdiv	Q ₁	Sect	Rng	Twn	GeoCde		ш	MH1		002604700
			umber	Parcel Number	Pε				Useability & Code #	Useabil	Sale Number		Location ID
	Unified:	Un		ed:	Affiliated:		91-0074	Base: 9	9/12/2023	9/	MH1	2023	91
			School District Code	ol Dist	Scho		; 		Sale Date	7.0	Page	Book	Cnty No.



INVENTORY CONTROL NUMBER PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED) SIGNATURE OF SIGNATURE JANE ODOMETER READING Previous 11116 NE 18 [70450006] 4666080937 Vehicl ON THE FACE OF THIS TITLE MUST SIGN. TK KNEHANS le Identification BLUE HILL NE 68930-0368 SUSAN A DANEHEY the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may res Number Body Style
MANUFACTURED Witness My Hand Year Make / Model

METQ / XXX da jera Balan Malan がいか WEBSTER
And Official Seal The Date Shor GOLD Color SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER ADDRESS PRINTED NAME OF PURCHASER(S) I AM AWARE OF THE ODOMETER STATEMENTS
MADE BY THE SELLER(S) PURCHASER'S INFORMATION /BROWN Owner Name(s) 102 S CHERRY ST 11-Sep-2023 12-Sep-2027 BLUE HILE NE 68930-5519 SUSAN A DANEHEY Residential Address 12-Sep-2023 STATE No0040495

Agricultural Land Sales Worksheet

	-											
		2.990		TAL	Non-AG TOTAL	Non				6 5	Outbuildings	
				Other						gs	Dwellings	
				Recreation	Recre				10 A			
				Sites	Home Sites		7,710		4.730	4D		
				Farm Sites	Farm					01	4D1	
		2.990		Roads	I					3D	<u></u>	
579,795		236.270	23	TAL	AG LAND TOTAL	AG L			i	<u> 1</u>	3D1	
				Other			22,415		9.810	2D	2	
				Waste	ارا					2D1	21	
				Accretion	Acc		1,220		0.470	ID		
				imber	Shelterbelt/Timber	SI				ID1	DRYLAND II	DRY
				4G			135,030		27.060	4A		
				4G1					2	4A1	4,	
			:	3G						3A	1.3	
				3G1						3A1	3,	
	***			2G			117,255		22.420	2A		
37,800		27.000		2G1						2A1	2.	
				1G						1A		
183,400)	131.000	1:) 1G1	GRASSLAND	GR.	74,965		13.780	1AI	IRRIGATED 1.	IRRI
VALUE:		ACRES:	ACI		LCG		VALUE:	V	ACRES:		LCG	
0 F) 9	3 E)	D) 3	C) 5	05	B) 0	A) 2	-		Irrigation Type:	Irrigat		
City Size Parcel Size		Location	Zoning	у Туре	Property Type	Status	579,795			0.	579,795	
Code	fication	y Classii	Date of Sale Property Classification Code	of Sale	Date		Total		Improvements	Imj	Land	
000 9725	0 1	00000	4 0	11 24	3 1	4245		Value	Date of Sale Assessed Value	Date of S		
Blk Parcel	Area	Subdiv	ct Qrt	Rng Sect	Twn R	GeoCde	05	4	231		002012301	0020
		Parcel Number	Parcel.				Useability & Code#	Useabil	Sale Number	Sale	Location ID	Loc
Unified:	Uni		Affiliated:		91-0002	Base: 9	8/1/2023	8/	1791	2023		91
	ode	strict Co	School District Code	Š			Sale Date	S	Page	Book		Cnty No.

in the contract of the contrac

Register of Deed's Use Only Register of Deed's Use Only Ano. 1 Day 15 Yr. 23 \$ FLOW #5 55 Rebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017. Grantee—Retain a copy of this	Sign Signature of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	21 If agricultural, list total number of acres	16 Does this conveyance divide a current parcel of land? 18 Address of Property 5 <	The current market value of the real property? Was the current market value of the real property? Distribution Foredox Family Corp., Part Court Decree Exchange Grantor T Court Decree Exchange Grantor T Court Decree Grantor T Court Decree	Family Industrial Agricultural arrial Pecraetional Easement Ease - Transfer on Death Executor	1 County Name 2 County Number 2 Grantor's Name, Address, and Telephone (Please Print) Graptor's Name (Seiler) 3 C C C Street or Other Mailing Address 2 S T; r 1:19 Phone Number 4 19 - 250 - 3124 Ephal Address 5 C Name (Seiler) T Property Classification Number Chart one by in the professional Section (Section 1) T Property Classification Number Chart one by in the professional Section (Section 1) T Property Classification Number Chart one by in the professional Section (Section 1)	Scoot Life. Great Service. Good Life. Great Service. • To be filed with the Register of Deeds. • Remarks of Read and an attact. The deed will not be provided unless this state.
ster of Deed's Use Only xempt Number 28 Recording Data 179	statement and that it is, to the best of my knowledge and belief, true, complete, and #195350-312 Phone Number, Title Daile	No (If Yes, enter dollar amount and attach itemized list.) 23 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or life company contact.) Yes Young the sent Sand Ca Berry Trustement Should be Sent Sand Ca Berry Trustement Should be Sent Sand Ca Berry Trustement Should be Sent A Berry Trustement Should be Sent Sand Ca Berry Trustement	It is the state inust Revocable Trust Life Estate Sale Life Estate Sale Satisfaction Statisfaction of Contract 12 Was real estate purchased for same us 16 Yes No 17 Yes No 18 Solf Grandchild Spouse Grandchild Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amou	perty is also a mobile home./ perty Type neral interests-Nonproducing State Assental Interests-Producing Exempt ntract/Memo Personal Rep. Attust/Trustee Quit Claim Warranty	Select County Number Solet of Sale/Transfer 4 Date of Deed Deed	Real Estate Transfer Statement 32 FORM To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. 521

Northeast Quarter (NE) of Section Twenty-eight (28); AND an undivided onc-fourth (1/4) interest in the Southwost Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, AND The East Half of the Northwest Quarter (B½NW¾) of Section Twenty-five (25); AND The

interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (I I), West of the 6th P.M., Webster County, Nebraska; AND The East Half of the Southwest Quarter (ESW¼ of Section Twenty-four (24); AND The Northwest Quarter (NW¼ of Section Twenty-seven (27); AND An undivided onc-fourth (1/4)

The West Half of the Southwest Quarter (W½SW ¼) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided onc-fourth (1/4) interest in the Southwest Quarter (SW1/4) of Scction. Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

onlythis

BELLA VISTA, AR 72715

DOCUMENT PREPARED BY:
Guardian Law
833 E Pioneer Road, #102
Draper, UT 84020

NEBRASKA DOCUMENTARY
STAMP TAX
STAMP TAX
STAMP TAX
STAMP TAX

County of webser?

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of 501 A.D., 2033, at 10:34 or corded in Book 2033 on Page 1701-1793 County Clerk 18.60 Deputy

Ind Comp Assessor Carded ...

QUIT-CLAIM DEED

ARKANSAS, (hereinafter "Grantors"), hereby convey and quit claim to: DAVID L BERRY and SANDRA S BERRY, of BELLA VISTA, BENTON COUNTY,

SANDRA BERRY, LIVING TRUST (hereinafter "Grantee"), DAVID L BERRY and SANDRA S BERRY, Trustees of THE DAVID BERRY AND 記念

Nebraska, to wit: hereby acknowledged, the following described tract of land in Webster County, State of For ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is

interest in the Southwost Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (AL), West of the 6th P.M., Webster County, Nebraska, AND The East Half of the Northwest Quarter (B½NW¹/₄) of Section Fwenty-five (25); AND The Northeast Quarter (NE) of Section Twenty-eight (28); AND an undivided onc-fourth (1/4)

interest in the Southwest Quarter (SW1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (II), West of the 6th P.M., Webster County, Nebraska; AND Northwest Quarter (NW1/4 of Section Twenty-seven (27); AND An undivided onc-fourth (1/4) The East Half of the Southwest Quarter (ESW1/4 of Section Twenty-four (24); AND The

Northwest Ouarter (NW1/2) of Section Twenty-four (24); AND The interest in the Southwest Quarter (SW1/4) of Section. Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska. Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided onc-fourth (1/4)

Witness the hand of said grantors, this 8 day of

202

SANDRA'S BERRY, Grantor

DAVID L BERRY, Grantor

STATE OF ACKAGASAS :ss

day of signers of the foregoing instrument, who , 2023, , personally appeared before me,

acknowledged to me that they executed the same.

David of Jacomy commission expires

N N

8ECE-11-11

a Elizabeth Mckney

Notary Public

A ELIZABETH MCKINNEY Notary Public - Arkansas Benton County Commission # 12706066 My Commission Expires Nov 14, 2028

Agricultural Land Sales Worksheet

-0/010					×	,					ſ
13 840		4 990		TATO	Non-AC TOTAL	No.	25.215		SS	Outbuildings	
				Other					lgs	Dwellings	
				Recreation.	Re						
				Home Sites	Hor		17,360	10.650	4D		
13,840		1.000	<u></u>	Farm Sites	Fa				4D1	41	
		3.990	(4)	Roads					3D	10	
283,750		5.310	156.	OTAL	AG LAND TOTAL	AGL			3D1	31	
				Other			112,560	49.260	2D		
			i i	Waste					2D1	21	
				Accretion	A		40,895	15.730	1D		
				t/Timber	Shelterbelt/Timber	70			1D1	DRYLAND 11	D
				4G					4A		
				4G1					4A1	4	
				3G					3A		
		•		3G1					3A1	μ	
			:	2G					2A		
17,610		12.580	12	2G1					2A1	2	
11,605		8.290	8	1G					1A		
83,720		59.800	59	VD 1G1	GRASSLAND	GŖ			1A1	IRRIGATED 1	Ħ
VALUE:	Ą	S:	ACRES:		LCG		VALUE:	ACRES:		LCG	
F) 10	E) 0	D) 3	C) 5	05	В)	A) 1		Irrigation Type:	Irrigat		
ze Parcel Size	City Size	Location	Zoning	Property Type	Prope	Status	322,805	25,215	0	297,590	
e	ion Cod	Date of Sale Property Classification Code	Property	te of Sale	Da		Total	Improvements	Imp	Land	
000 0000	1 0	00000	ω	9 10	4	4135	alue	Date of Sale Assessed Value	Date of S		
Blk Parcel	Area F	Subdiv	ct Ort	Rng Sect	Twn	GeoCde	4 05	232		001305300	00
		umber	Parcel Number				Useability & Code#	Sale Number	Sale	Location ID	Ĭ
	Unified:		Affiliated:		65-0005	Base:	9/11/2023	1793	2023	91 2	
		rict Code	School District Code	Ş			Sale Date	Page	Book	Cnty No.	Cn

		001305300	Comments from Com			WD; PORTION INTEREST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:			70.		Total Recapture Value:

NEBRASKA Good Life, Great Service.

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

FORM **521**

26 Date Deed Recorded No. Day 15 yr. 23 \$ Example # He pister of Deed s Use Only 28 Recording Data 103	0	Of Name of Grantee of Authorized Representative Attorney	: of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, compuly authorized to sign this statement.	25 If this transfer is exempt from the documentary stamp tax, list the exemption number # 4	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	f agricultural, list total number of acres transferred in this transaction	See attached	20 Legal Description (Attach additional pages, if needed.)	See attached See attached	18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent	Does this conveyance divide a current parcel of land? Yes V No	What is the current market value of the real property? $112,000 112$	Ex-spouse Parents and Child	 ✓ Yes	ustor and beneficiary relatives? (If Yes. o	in full? (If No, explain the division.) 12 Was real estate purchased for same use	9 Was transfer part of IRS like- Kind exchange (I.R.C. § 1031 Exchange) by buyer or seller ✓ No Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ✓ Other (Explain) Se Ve 1 Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) Se Ve 1 Seller ✓ No Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) Se Ve 1	Easement Lease Personal Rep. Trust/Trustee	☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐	Unimproved Suitgle Family Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt	(B) Property Type	ssification Number. Check one box in categories A and B. Check C if property is also a mobile home.	Email Address Email Address n/a Email Address	1404 Phone Number (402) 460-1404 If yes, is the grantee a 501(c)(3) organization?	NE NE	Street or Other Mailing Address 603 3rd Street	, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)	WEBSTER - 91	1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed
For Dept. Use Uniy Stat. §§ 76-214, 77-1327(one Number 09/22/2023	lete, and (402) 463-4500		000	0.00					be Sent	, include the name	rate.)				e the intended	on Death Beneficiary (plain) Sev			Mobile House	Mobils us			? Yes No	Zip Co			_Yr. 2023	

#19 Be Name Sent and Address 0 H Person 日0 Whom The Tax Statement Should

Hastings, NE 68901 1325 Regency Dr. Reqyeura & Rose Marie & Rodney Willmes, Philip Petr Marlene Petr, Marilyn Jose

#20 Legal Description

Section Ten (10), thence West a distance more or less, to the point of beginning, acres, more or less, which includes 2.00 distance of 2,641.7 feet to the West Quarter corr Section Ten (10); thence East a distance of 40.0 thence South a distance of 2,565.4 feet; t Southeasterly deflecting 54 Degrees, 11 Minutes 1 distance of 74.0 feet; thence South deflecting point on the South line Degrees, 11 Minutes right a distance thence North on the Beginning at Webster County, my Interest in and to: Southwest Quarter (SW4) of Section Tenr (4) North, Range Nine (9) West of previously occupied as a public road. North, Range Name v., County, Nebraska, except for the y, Nebraska, except for the following: the Southwest Corner of Section Ten (10), West line of said Southwest Quarter a which includes 2.06 acres, more 0 distance of 33.0 the Southwest Quarter of a distance of 100.0 feet, containing 2.51 deflecting (10),the Quarter of feet to a corner of Township left a thence feet; P.M.,

State of Nebraska ss. County of Webster

or Page 1743 - 1744 County Clerk _Comp___Assessor_ _Carded

NEBRASKA DOCUMENTARY
STAMP TAX
16 4-15-23

Return to:
Beck Law Office, P.C., L.L.O.
P.O. Box 10
Hastings, NE 68902-0010

WARRANTY DEED

MARLENE MARIE PETR, a Single Person, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, received from GRANTEE, MARLENE MARIE PETR, herself, conveys to GRANTEE as a tenant in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Section Ten (10)
more or less, to
acres, more or distance Section T thence Southeasterly deflecting 54 Degrees, 11 Minut distance of 74.0 feet; thence South defl Degrees, 11 Minutes right a distance of 33.0 point on the South line of the Southwest C thence North Beginning at Webster County, The Southwest Quarter (SW4) of Section Ten (10), Township Four (4) North, Range Nine (9) West of the $6^{\rm th}$ P.M., All my Interest in and to: Ten (10); thence East a distance of 40.0 feet; South a distance of 2,565.4 feet; thence sterly deflecting 54 Degrees, 11 Minutes left a n the South line of the Southwest Quarter of Ten (10), thence West a distance of 100.0 feet, less, to the point of beginning, containing 2.51 ore or less, which includes 2.06 acres, more or North, Range Nine (9) West of the 6th county, Nebraska, except for the following at the Southwest Corner of Section Ten 95 the West line of said Southwest Quarter following: deflecting feet (10),to a 54

intended to pursuant to deed ťο Neb. and effect Rev. Stat. §76-118(4). conveyance of. said real property is the joint tenancy

less,

previously occupied as a

public road.

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

- (1) from (2) (3) has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the l claims of all persons.

Executed this 5 day of September, 2023.

Marlene Marie Petr

STATE OF NEBRASKA

COUNTY OF ADAMS

) ss.

The foregoing instrument was acknowledged before me on this day of September, 2023, by Marlene Marie Petr.

GENERAL NOTARY - State of Nebraska
RENALE B. HULL
My Comm. Eq. November 11, 2026

Notary Public

Agricultural Land Sales Worksheet

38,840	400	10.400	T	Non-AG TOTAL	Non-	106,095			98	Outbuildings
			Other	J-0		229,190			93	Dwellings
			IOII	Recreation						
25,000	1.000	1.	tes	Home Sites		6,260		3.840	4D	-
13,840	1.000	1.	tes	Farm Sites		12,420		7.620	4D1	41
	8.400	8.	ads	Roads					3D	1.0
759,995	440	348.	\mathbf{T}	AG LAND TOTAL	AG LA			-	3D1	3I
			Other	Ot		1,895	•	0.830	2D	N
310	620	0.	ste	Waste					2D1	21
			ion	Accretion		393,925		151.510	1D	
			ber	Shelterbelt/Timber	St	189,720		72.970	ID1	DRYLAND II
			4G						4A	2
			4G1	4					4A1	4.
			3G						3A	
		:	3G1	3					3A1	3,
			2G						2A	
20,550	14.680	14.	2G1	2					2A1	2.
60,100	42.930	42.	1G						1A	
74,815	53.440	53.	1G1	GRASSLAND 1	GR.				1A1	IRRIGATED 1.
VALUE:		ACRES:		LCG		VALUE:	VA	ACRES:		LCG
0 F) 9	D) 3 E)	ъ	C)	B) 05	A) 2	TION	IRRIGATION	Irrigation Type: NO	Irriga	
City Size Parcel Size	Location (Zoning 1		Property Type	Status	1,134,120	1,	335,285		798,835
Code	Date of Sale Property Classification Code	roperty Cl	Sale Pı	Date of		Total		Improvements	Imj	Land
000 0000	00000 1	0 00	00		0000		Value	Date of Sale Assessed Value	Date of S	
a Bik Parcel	Subdiv Area	Qrt Si	Sect	Twn Rng	GeoCde	05	4	233		001719201
	aber	Parcel Number	Ą			Useability & Code#	Useabiliț	Sale Number	Sale	Location ID
Unified:	Ur	ıted:	Affiliated:	91-0074	Base: 9:	9/1/2023	9/1	1795	2023	91 2
	rt Code	School District Code	Sch			Sale Date	Sa	Page	Book	Cnty No. 1

(Continue on back)	
	001719201 001303200 001303300
Comments:	Comments from
	WD; TRANSFER TO FAMILY TRUST
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA Good Life, Great Service,

Real Estate Transfer Statement
uith the Bardster of Deeds. • Read instructions on reverse side.

See Long

Register of Deed's Use Only 26 Date Deed Recorded Mo. 1 Syr. 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 the correct, and that I may authorized to sign this statement. Pierce D. Fiala Printer type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title	21 ir agricultural, list total number of acres transferred in this transaction 358.84 22 Total purchase price, including any liabilities assumed	16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the Let Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Grandchild Ex-spouse Grandparents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Family Corp., Partnership, or LLC Grandparents and Grandchild Family Corp., Partnership, or LLC Family Corp., Partn	Bill of Sale Corrective Corrective Bill of Sale Corrective Cemetery Death Certificate - Transfer on De Kind exchange (I.R.C. § 1031 Exchange) by buyer or seller No Court Decretive Pass ownership transferred in full? (If No, explain the divi	(A) Status (Improved Single Family Industrial Occurrence Commercial Recreational Occurrence Commercial Occurrence Commercial Occurrence Commercial Occurrence Commercial Occurrence Occurrence Commercial Occurrence Occurre	VE 68930	n M. Himmelberg	The deed will not be recorded unless this statement is signed and items 1-25 are accurately com 1 County Name WEBSTER - 91 ■ In County Number No. 09 Day 01 Yr. 2023 No. 109 Day 01 Yr. 2023
gript Number 28 Recording Data Authorized by Neb. Rev. Stat. \$5,76-214, 77-1327(2) Retain a copy of this document for voring records 2023 Sep 15 10:59 AM Ex004 Book 2023 Page 1795	statement and that it is, to the best of my knowledge and belief, true, complete, and (402) 834-3300 Attorney at Law Title Attorney at Law Date	22 \$ 1,00	sfer through a real estate agent or a title company? (If Yes, include the ent or title company contact.)	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Step-parent and Step-child Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and Interest rate.) No \$	Lease	ts-Producing State Assesse ts-Producing Exempt	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo If Yes, is the grantee a 509(a) foundation? Yes NA	antee's Name, Address, and Telephone (Please Print) ntee's Name (Buyer) e attached. et or Other Mailing Address	• 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 Mo. 09 Day 01 Yr. 2023 Mo. 09 Day 01 Yr. 2023

<u>Item 6: Grantee's Name, Address, & Telephone</u>

Timothy J. Himmelberg and Charleen M. Himmelberg, Trustee,

Himmelberg Family Trust

Mailing: 1985 Road AA

City, State, Zip: Blue Hill, NE 68930

Item 20: Legal Description

Section 2; thence running easterly along the north line of said Section 2, on a bearing of actual Point of Beginning; and S86°10′40″W a distance of 1316.71 feet; thence N00°52′44″W a distance of 2750.99 feet to the N88°55′13″E a distance of 1314.63 feet; thence S00°53′11″E a distance of 26877.99 feet; thence more particularly described as follows: Beginning at the Northwest corner of the NE $\frac{1}{4}$ of said (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, A tract of land comprising the West Half of the Northeast Quarter (W 1/2 NE 1/4) of Section Two

P.M., Webster County, Nebraska, EXCEPT the West Half of the West Half of the Southeast The East Half (E 1/2) of Section Six (6), Township Four (4) North, Range Nine (9), West of the 6th Quarter (W 1/2 W 1/2 SE 1/4) thereof.

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/15/23 AS

Ex004 8

State of Nebraska ss. County of Webster

Bk 2023, Pg 1795

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of September A.D., 2023, at 10:59 o'clock AM. Recorded in Book 2023

on Pages Distance 1795-1797

By: AS Deputy County Clerk

Electronically Recorded Fee: \$22.00

Return to: Skalka, Baack & Fiala Law Firm, PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

REV. STAT. Section 76-201) in Webster County, Nebraska: or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which Timothy J. Himmelberg and Charleen M. Himmelberg, husband and wife, Grantor, whether one Trustee, Himmelberg Family Trust, Grantee, the following described real estate (as defined in NEB. hereby acknowledged, conveys to Timothy J. Himmelberg and Charleen M. Himmelberg.

See Exhibit A

of all persons convey the same; (3) warrants and will defend the title to the real estate against the lawful claims reservations, lawfully seized of such real estate and that it is free from encumbrances subject to Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor (1) is covenants and restrictions of record; \mathfrak{P} has legal power and lawful authority easements,

EXECUTED: September 1, 2023.

TimothyJ. Himmelberg, Gra Homme

Charleen M. Himmelberg, Granto

COUNTY OF ADAMS	STATE OF NEBRASKA
) ss.	_

Timothy J. Himmelberg and Charleen M. Himmelberg, husband and wife, Grantor. The foregoing instrument was acknowledged before me on the 1st day of September 2023, by

GENERAL NOTARY - State of Nebraska
PIERCE FIALA
My Comm. Exp. July 11, 2025

Notary Public

Printed Name

EXHIBIT A

Section 2; thence running easterly along the north line of said Section 2, on a bearing of more particularly described as follows: Beginning at the Northwest corner of the NE $\frac{1}{14}$ of said actual Point of Beginning. S86°10′40″W a distance of 1316.71 feet; thence N00°52′44″W a distance of 2750.99 feet to the N88°55′13″E a distance of 1314.63 feet; thence S00°53′11″E a distance of 26877.99 feet; thence A tract of land comprising the West Half of the Northeast Quarter (W ½ NE ¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska,

P.M., Webster County, Nebraska, EXCEPT the West Half of the West Half of the Southeast The East Half (E 1/2) of Section Six (6), Township Four (4) North, Range Nine (9), West of the 6th Quarter (W 1/2 W 1/2 SE 1/4) thereof.

Residential & Commercial Sales Worksheet

(Continue on back)	(Cont										,
										0	000317100
		1			ents:	Comments:				m	Comments from
								ment:	on for Adjust	Assessor Comments and Reason for Adjustment:	Assessor Con
								(+ or -):	Sale Price	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
lent	☐ Excellent	(60)				_				Two Story Duplex	(305) □ Two
Good	□ Very Good	(50)						□ Excellent	(60)	One Story Duplex	(304) One :
	☐ Good	(40)		□ High	(40) □			□ Very Good	(50)	Story	(309) 2 1/2 Story
පිදිල	☐ Average	(30)	☐ Above Average] Above	(30) □			□ Good	(40)	Level	(308) ☐ Split Level
Badly Worn	□ Badly	(20)	ge	1 Average	(20)			□ Average	(30)	Story	(307) 🗆 1 1/2 Story
Out	□ Wom Out	(10)		□ Low	(10) [□ Fair	(20)	Story	(302) Two Story
	Condition:	Con		ink:	Cost Rank:			□ Low	(10)	Story	(301) One Story
			rame	□ Pole Frame	9			Residential Quality:	Resi	Ouplex Style:	Townhouse or Duplex Style:
		ıd Walls	Metal Frame and Walls	□ Metal	(5)						(106) □ Other
	Walls	Wood or Steel Framed Ext.	l or Steel l	□ Wood	(4)			□ Excellent	(60)	wel	(111) □ Bi-Level
		1g Walls	Masonry Bearing Walls	□ Mason	(3) _[□ Very Good	(50)	Story	(104) 🗆 1 1/2 Story
		Reinforced Concrete Frame	orced Con	□ Reinf	(2)				(40)	Level	(103) □ Split Level
	rame	Fireproof Structural Steel Frame	oof Struct	□ Firepr	(1)			□ Average	(30)	Story	(102) Two Story
		ın Class:	Commercial Construction Class:	ercial Co	Comme	,		□ Badly Worn	(20)	Story	(101) □ One Story
	Other2:	x1:	Other1:	7.	Primary:			□ Worn Out	(10)	le Home	(100) □ Mobile Home
		Code:	Commercial Occupancy Code:	ercial Oc	Commo			Residential Condition:			Single Family Style:
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				. Ft. :	Floor Sq. Ft. :			Floor Sq. Ft. :	Floor: Floor		
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	Ţ	Commercial						Residential			
F) 1	E) 6	D) 1	1	()	01	В)	A) 2		HILL (BH)	BLUE	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type		Status	1,995		1,995	1,
-	on Code	Date of Sale Property Classification Code	operty (Sale Pr)ate of	I		Total	Improvements	Impro	Land
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Parcel	Area Blk	Subdiv A	Qrt	Sect	Rng	Twn	GeoCde	1	4)0 234	000317100
		ımber	Parcel Number	P				Useability & Code#		D Sale Number	Location ID
	Unified:	1	ted:	Affiliated:	074	91-0074	Base:	9/15/2023	1798	2023	91
		School District Code	ool Distr	Scho				Sale Date	Page	Book	Cnty No.

26 Date Det Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee-25 If this transfer is exempt from the documentary stamp tax, list the exemption number 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property 405 W Lancaster - lot Blue Hill, NE 68930 24 Adjusted purchase price paid for real estate (line 22 minus line 23) here 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Yes No _______No Blue Hill \$500 9 Street or Other Mailing Address P O Box 277 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 1 County Name Mo Lot Three (3), Block Ten (10), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska hone Number (402) 756-2056 Grantor's Name (Seller) City of Blue Hill, Nebraska NEBRASKA Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes Yes (A) Status Buyer Unimproved Bill of Sale DEPARTMENT OF REVENUE Cemetery Improved ed Recorded 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) Day Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized **S** 8 15 × 20 S N Seller Corrective Death Certificate – Transfer on Death ☐ Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. S No Multi-Family Single Family Aunt or Uncle to Niece or Nephew Commercial WEBSTER - 91 Ex-spouse Brothers and Sisters 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. 18b Vacant land 10 Type of Transfer 6 Court Decree Auction Value of Stamp or Exempt Number County Number TAMPED NE State Real Estate Transfer Statement Register of Deed's Use Only Repres Recreational Agricultural Industrial Exchange Easement Distribution Executor entative ∫ Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild 1 Цþ 68930 Gift Grantor Trust Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Title 19 Name and Grantee Email Address n/a Grand Island 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Q' Phone Number Street or Other Mailing Address 2504 Stagecoach Road Gosda Investments, LLC 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Producing Recording Data Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or of the agent or title company contact.) Partition 300° ∐Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) **S** 8 Quit Claim] Personal Rep. Partition Step-parent and Step-child Title Agent Self Spouse ı ≾ Sale Sale Satisfaction of Contract Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust 2023 ☐ Trust/Trustee Sheriff Yes Southern Title, LLC 4 Date of Deed Authorized by Neb. Rev. Stat §§ 76-214, 77-1327(2) a title company? (If Yes, include the name State Assessed Mo. 24 23 23 S 8 3 Trustee to Beneficiary Other (Explain) Day Transfer on Death Other Date Phone Number For Dept. Use Only (402) 746-2246 FORM 521 Yes Mobile Home 21p Code 68801 500,00 500,00 <u>ග</u> /2023 2023 N 0

Retain a copy of this document for your records

County	State o
of Webs	I NEDI AS
ter	χ γ

Entered on the numerical index and filed for record in the Clerk's office of said county this 1544ay of Service A.D., 2023, at 12.08 o'clock P.M. Recorded in Book 2023 SID.DO County Clerk Carded___

Comp___Assessor_

Bate 9- 15 NEBRASKA DOCUMENTARY Ė

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

WARRANTY DEED

The City of Blue Hill, Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Gosda Investments, LCC, a Nebraska limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Nebraska Lot Three (3), Block Ten (10), Rohrer's Addition to the City of Blue Hill, Webster County,

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

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

Executed

Jedy

_1

, 2023.

The City of Blue Hill, Nebraska

Alex Buschow, Mayor

COUNTY OF WEBSTER STATE OF NEBRASKA SS.

The foregoing instrument was acknowledged before me on Buschow, Mayor of The City of Blue Hill, Nebraska.

, 2023 by Alex

A General Notary - State of Nebraska
LORI D. MEENTS
My Comm, Exp. Dec. 2, 2023.

Agricultural Land Sales Worksheet

38,840		2.340		٤	Non-AG TOTAL	II-AG	120	040,70			Caroundings	
2				1 5		5	2	F 3 0 40			nifhinildinos	
		j		her	Other			74,540		<u>. </u>	Dwellings	
				<u>B</u> .	Recreation							
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13,840		1.000		tes	Farm Sites						4D1	
		0.340		ads	Roads						3D	
4,340		3.100		T	AG LAND TOTAL	,AND	AGI				3D1	
				Other	<u>6</u>						2D	
				ıste	Waste						2D1	
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				ber	Shelterbelt/Timber	Shelterb					ND IDI	DRYLAND
				4G							4A	
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2,925		2.090		3G1	ıs						3A1	
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0 F) 9	E)	D) 3	5	C)	05	в)	A) 1		и Туре:	Irrigation Type:		
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Blk Parcel	Area	Subdiv	Qrt	Sect	Rng	Twn	GeoCde	4 05	235	2:	0300	001000300
		umber	Parcel Number]				Useability & Code#	Sale Number U	Sale 1	on ID	Location ID
fied:	Unified:		ated:	Affiliated:	011	65-0011	Base:	9/13/2023	1809	2023	20	91
	e	School District Code	ool Dis	Sch				Sale Date	Page	Book		Cnty No.

		001000300	Comments from			QCD; TRANSFER TO FAMILY TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. Q. Day 18 Yr. 23 \$ 500 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Register of Deed's Use Only 28 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	t.) (see instructions)	signed 18b Vacant land ttach additional pages, if needed.)	14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 19 Name and Address of Person to Whom the Tax Statement Should be Sent	nsfer between relatives, or No Aunt or Exspou	Bill of Sale Conservator Conservator	Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type C Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed DOLL Commercial Recreational Re	Guide Rock NE 49 68942 Significant of the grantee a 501(c)(3) organization? NA Finali Address NA Finali Address NA NA NA Finali Address NA A Finali Address NA Finali Address NA Finali Address NA Finali Address Finali Address NA Finali Address NA Finali Address Finali Address Finali Address NA Finali Address Finali Address	Louise A. Petsch Street or Other Malling Address Street or Other Malling Address Street or Other Malling Address 655 Road 2400	ed unless this statement	NEBRASKA Good Life, Great Service. To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable item number.
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containing 5.435 acres more or less of which 0.34 acres is being occupied as public road right of thence N89°52'02"E on said South line a distance of 647.35 feet to the point of beginning, \$06°13'46"W a distance of 248.46 feet; thence \$80°50'18"W a distance of 217.64 feet; thence \$03°15'40"W a distance of 189.80 feet to the South line of said Northeast Quarter (NE1/4); Northeast Quarter (NE1/4) a distance of 448.97feet; thence N89°32'44"W perpendicular to said East line a distance of 33.00 feet; thence N86°48'00"W a distance of 365.86 feet; thence Beginning at the Southeast corner of the Northeast Quarter (NE1/4) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, and being the Point of Beginning, thence N00°27′16″E (assumed bearing) on the East line of said

State of Nebraska \{\}SS.

BOOK 2023 PAGE 1809

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of 504 A.D., 20.33 at 3.35 o'clock p. M. Recorded in Book 30.33 on Page 1809 County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-18-33
\$5:40:01#5b By Ko

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

Comp___Assessor_

Carded

QUITCLAIM DEED

David A. Petsch and Louise A. Petsch, a married couple, Grantor, in consideration of conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-A. Petsch and Louise A. Petsch, Trustees, The Petsch Family Revocable Living Trust, ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, David

more or less of which 0.34 acres is being occupied as public road right of way. South line a distance of 647.35 feet to the point of beginning, containing 5.435 acres feet to the South line of said Northeast Quarter (NE1/4); thence N89°52'02"E on said thence S80°50'18"W a distance of 217.64 feet; thence S03°15'40"W a distance of 189.80 N86°48'00"W a distance of 365.86 feet; thence S06°13'46"W a distance of 248.46 feet; N89°32'44"W perpendicular to said East line a distance of 33.00 feet; thence the East line of said Northeast Quarter (NE1/4) a distance of 448.97feet; thence Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, and being the Point of Beginning, thence N00°27′16″E (assumed bearing) on Beginning at the Southeast corner of the Northeast Quarter (NE1/4) of Section Two (2),

Executed September 13, 2023.

David A. Petsch

Louise A. Petsch

STATE OF NEBRASKA, COUNTY OF WEBSTER ss.)

The foregoing instrument was acknowledged before me on September 13, 2023 by David A. Petsch and Louise A. Petsch, a married couple.

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

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin											
											600	000141600
					ents:	Comments:		7767			from	Comments from
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nt	□ Excellent	(60)								ıplex	Two Story Duplex	(305) 🗆 Tw
ood	□ Very Good	(50)						□ Excellent	(60)	plex	One Story Duplex	(304) 🗆 Or
	□				(40)			□ Very Good	(50)		2 1/2 Story	(309) 🗆 21
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		ıd Walls	Metal Frame and Walls	□ Metal	(S)						Other	(106) 🗆 Ot
	Walls	X	d or Steel	□ W001	4			□ Excellent	(60)		Bi-Level	(111) 🗆 Bi
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	Other2:	#1:	Other1:	7.7	Primary:			□ Worn Out	(10)		obile Home	(100) Mobile Home
		Code:	Commercial Occupancy Code:	ercial O	Comm			Residential Condition: 35		101	١	Single Family Style:
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				Construction Date:	Construc		00	Construction Date: 1960		Construction Date:		
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	al	Commercia						Residential				
F) 1	E) 6	D) 1) - -	9	01	В)	A) 1		(RC)	RED CLOUD		Assessor Location:
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	on Code	Classification Code	Date of Sale Property (Sale P	ate of	ı, D		Total	nts	Improvements	-	Land
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		ımber	Parcel Number	H				Useability & Code#		Sale Number	n ID	Location ID
	Unified:		ated:	Affiliated:	002	91-0002	Base:	9/19/2023	L0	23 1810	2023	91
		School District Code	ool Distr	Sch				Sale Date	ge)k Page	Book	Cnty No.

Nebraska Department 26 Date Deed Recorded Mo. ____ Day ____ 1 om No. 56-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee-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. Ronald T. Strobl 492-0 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? here sign 18 Address of Property 835 N Walnut Street 18a No address assigned 14. What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 8 Type of Deed Bill of Sal Phone Number / CIN Strung to Red Cloud, Webster County, Nebraska 9 5 Grantor's Name, Address, and Telephone (Please Print) The South Eighteen (18) Feet of Lot Two (2), and all of Lot Three (3), Block Nine (9), LeDuc's Addition Red Cloud, NE 68970 \$125,700 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address **n/a** Grantor's Name (Seller) Diana L. Weber, Trustee of the Family Trust Street or Other Mailing Address らりれん。 しゃ 分 1 County Name Good Life. Great Service. NEBRASKA 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No (A) Status DEPARTMENT OF REVENUE ē Cemetery Bill of Sale Unimproved Improved Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative ムなり Corrective Death Certificate – Transfer on Death Conservator Single Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Brothers and Sisters Commercial Multi-Family Ex-spouse Aunt or Uncle to Niece or Nephew WEBSTER - 91 のたれ 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. 185 CU 10 Type of Transfer Uacant land 2 County Number Value of Stamp or I \$ み83.5 60 Court Decree Auction Real Estate Transfer Statement Register of Deed's Use Only Industrial or Exempt Number Recreational Agricultural Distribution Exchange Easement Executor Distribution Easement 15.79 Code Code Parents and Child N Grandparents and Grandchild Grantor Trust GH Foreclosure Lease Mineral Land Contract/Memo (B) Property Type 描 Mineral Interests-Producing 19 Name and Grantee 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Email Address n/a Phone Number Street or Other Mailing Address 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Red Cloud Grantee's Name (Buyer) Ronald T. Strobl and Lara J. Strobl Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 📝 Yes GTA Real Estate Group 🔲 No BKZOZ Partition Life Estate Irrevocable Trust 8 158 Day 1/1_ Yr. Was real Yes <u>₹</u> Partition Quit Claim Step-parent and Step-child Personal Rep. real estate purchased for same use? (If No, state the intended use.) Yes No______ Grantee Spouse Sale Revocable Trust d Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2023 ✓ Trust/Trustee Warranty Sheriff 4 Date of Deed State Assessed S 4 22 69 \$ Other (Explain) Trustee to Beneficiary Transfer on Death Other Stat. §§ 76-214, 77-1327(2) 7 Date 402-484-3518 Phone Number For Dept. Use Only 9/ 1/9 /2023 125,700,00 125,700,00 ☐ Mobile Home ≾ 521 FORM ___ ≨ § Zip Code 68970 3 2023 \$ 8

—Retain a copy of this document for your records

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Sent A.D., 2023 at 8.57 o'clock A.M. Recorded in Book ADA on Page 1810 on Page 1810 County Clerk

NEBRASKA DOCUMENTARY STAMP TAX 9-19-3 By.

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

Comp

TRUSTEE'S DEED

Rev. Stat. 76-201): as joint tenants, conveys to GRANTEES, the following described real estate, (as defined in Neb. consideration received from GRANTEES, Ronald T. Strobl and Lara J. Strobl, husband and wife dated November 4, 2011, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable Diana L. Weber, Trustee of the Family Trust created under the Richard D. Weber Revocable Trust

The South Eighteen (18) Feet of Lot Two (2), and all of Lot Three (3), Block Nine (9), LeDuc's Addition to Red Cloud, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

- Ξ is lawfully seised of such real estate and that it is free from encumbrances;
- \mathfrak{D} has legal power and lawful authority to convey the same;
- \odot warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed September 5 , 2023

Diana L. Weber, Trustee We

STATE OF NEBRASKA

COUNTY OF WEBSTER

)ss.

The foregoing instrument was acknowledged before me on Starton 14, 202 by Diana L. Weber, Trustee of the Family Trust created under the Richard D. Weber Revocable Trust dated November 4, 2011.

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

Notary Public

My Commission Expires: May 19 2024

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin										
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bood		(50)					Excellent	(60) 🗆		One Story Duplex	(304) 🗆 One
		(40)	1	□ High	(40)		Very Good	(50)		2 1/2 Story	(309) 🗆 21/
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		ict Code	School District Code	Scl			Sale Date		Page	Book	Cnty No.

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) Lot One (1) and the North Half of Lot Two (2), Block Ten (10), Vance's Addition to Guide Rock, 16 Does this conveyance divide a current parcel of land? Yes Vo here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 18a No address assigned 18 Address of Property 257 High Street, 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Yes No ______No Webster County, Nebraska 8 Type of Deed Good Life. Great Service. NEBRASKA \$33,460 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Kinaii Address Phone Number (402) 257-2037 Street or Other Mailing Address PO Box 93 Sandra A. Larkey Guide Rock Grantor's Name, Address, and Telephone (Please Print) Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ₹ Yes (A) Status Buyer Cemetery Bill of Sale DEPARTMENT OF REVENUE ŌF Unimproved Improved Day みん 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. Sandra A. Larkey, Trustee (402); Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative 8 Seller Corrective Death Certificate -- Transfer on Death Conservator ≾ The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Guide Rock, Brothers and Sisters Aunt or Uncle to Niece or Nephew **₹** Multi-Family Single Family ىوا WEBSTER - 91 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. W 18b Uacant land 10 Type of Transfer 60 Value Court Decree Auction Real Estate Transfer Statement of Stamp or Exempt Number Z Xempt#5b Agricultural Recreational Industrial Register of Deed's Use Only 68952 Exchange Easement Distribution Executor Easement Distribution Family Corp., Partnership, or LLC 1 Parents and Child Grandparents and Grandchild Zip Code 68942 Gift Grantor Trust Foreclosure Land Contract/Memo Mineral Lease (B) Property Type 19 Name and Grantee Mineral Interests-Producing Lmail Address 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Guide Rock Street or Other Mailing Address PO Box 93 Grantee's Name (Buyer) Sandra A. Larkey, Trustee Sandra A. Larkey Trust 6 Grantee's Name, Address, and Telephone (Please Print) Phone Number (402) 257-2737 Recording Data 合く つ Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) _ Partition Irrevocable Trust 🗸 Revocable Trust ∐Life Estate 55 2023 Day . Quit Claim ☐ Personal Rep. ☐ Partition 12 Yr. Step-parent and Step-child Self Trustee Spouse 2 Satisfaction of Contract Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 1830 23 ✓ Trust/Trustee Warranty Sheriff State As L Kes 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) S S State Assessed 24 23 ß Other (Explain) Other Trustee to Beneficiary Day Transfer on Death Other Date For Dept. Use Only Phone Number (402) 257-2037 な 9/12/23 Mobile Home 521 FORM ≾ Zip Code 68942 Yes Yes 23 90 9 **S** ₹ % **₹** ₹

State of Nebraska ss. County of Webster

BOOK 2003 PAGE

1830

Clerk's office of said county this 22 Entered on the numerical index and filed for record in the

on Page (Libboy Harry _dmo_ P.M. Recorded in Book 202 Assessor County Clerk Carded _Deputy

o'clock_

_A.D., 20<u>_A_3</u>

NEBRASKA DOCUMENTARY STAMP TAX to 9ーみーみろ (engit # 5b By CP)

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

QUITCLAIM DEED

Neb. Rev. Stat. 76-201): Revocable Living Trust, conveys to Grantee, the following described real estate (as defined in valuable consideration received from Grantee, Sandra A. Larkey; Trustee, Sandra A. Larkey Sandra A. Larkey, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other

Lot One (1) and the North Half of Lot Two (2), Block Ten (10), Vance's Addition to Guide Rock, Webster County, Nebraska

Executed September_ , 2023.

Sandra A. Larkey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

by Sandra A. Larkey, a single person. The foregoing instrument was acknowledged before me on September 22023

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD

My Comm. Exp. October 28, 2024

Notary Public

Agricultural Land Sales Worksheet

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			Other	1)) 1		- Simman	
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	trict Code	School District Code	Š		Sale Date	Page	Book	Cnty No.

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			002212000 002212200	Comments from C					DEED OF DISTRIBUTION BY PERS REP; TO FAMILY	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)				Comments:							Total Recapture Value:

Nebraska Department of Revenue sign 21 If agricultural, list total number of acres transferred in this transaction 26 Date Deed Recorded here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property Rural Webster County, Nebraska 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor Email Address Phone Number Ωį Street or Other Mailing Address 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. NEBRASKA The Southeast Quarter of Section 32, Township 1 North, Range 12, West of the 6th P.M. and the Southwest Quarter of Section 33, Township 1 North, Range 12 West of the 6th P.M., Walnut Creek Township, Webster County, Nebraska (Grantor owned a 20% interest) 8 Type of Deed Grantor's Name (Seller) See attached 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. \$162,059 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Mo. County Name ₹ Ses ☐ Yes (A) Status Unimproved DEPARTMENT OF REVENUE Improved 9 Day 27 Yr. Cemetery Bill of Sale Print or Type Mame of Grappe or Authorized Representative Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Galen E. Stehlik, Representative No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **₹** 8 <u>8</u> Death Certificate - Transfer on Death ☐ Conservator Corrective Commercial The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Aunt or Uncle to Niece or Nephew Ex-spouse Multi-Family Single Family Brothers and Sisters يع WEBSTER - 91 • 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. 18b Vacant land 10 Type of Transfer Value of Stamp or Exempt Number \$ EXCMAT# | 5 Auction Court Decree Real Estate Transfer Statement Agricultural Register of Deed's Use Only Recreational Industrial Exchange ✓ Distribution Easement Executor Distribution Easement and beneficiary relatives? (If Yes, check the appropriate box.) Parents and Child 1 Grandparents and Grandchild Family Corp., Partnership, or LLC Zip Code Gift Grantor Trust Foreclosure Mineral Land Contract/Memo Lease (B) Property Type 28 19 Name and Address of Person to Whom the Tax Statement Should be Sent See attached 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer Email Address Phone Number Street or Other Mailing Address Grantee's Name (Buyer) See attached 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Mineral Interests-Nonproducing Recording Data 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 8K 2023 Partition JLife Estate ဖ Irrevocable Trust Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day _ S N Yes Partition Quit Claim 22 Yr. Step-parent and Step-child Personal Rep. Spouse Self Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ري س □ No 2023 ☐ Trust/Trustee☐ Warranty Sheriff 4 Date of Deed State Assessed Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 13 23 69 \$ Other (Explain) Trustee to Beneficiary Day Transfer on Death Other Date Phone Number For Dept. Use Only (308) 675-4035 23 9-25-2023 Mobile Home **521** FORM ≾ Zip Code rés és <u>O</u> 2023 000 0.00 ₹ 8 8

Attachment to Form 521
Joyce Talkington Estate

- S 2583 Manderson Street Omaha, NE 68111 Archie Talkington, Personal Representative of the Estate of Joyce Talkington
- 9 c/o Denise Myers, Attorney 415 S High St. Cairo, NE 68824 James "Archie" Talkington, Rebecca Olson, and Daniel Talkington Dale Talkington, Donna Talkington, Estate of Mildred Elaine Holtzen,

State of Nebraska ss. County of Webster

Intered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Sep A.D., 20 23, at 10: Al o'clock A.M. Recorded in Book 2023 on Page 1843 County Clerk 10.00 County Clerk 10.00 Assessor Carded County Clerk

Return to: Galen E. Stehlik 724 W. Koenig St Grand Island, NE 68801

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

GRANTOR, conveys and releases the Estate's one-fifth (1/5) interest in the below described real estate (as defined in Neb. Rev. Stat. 76-201): Archie Talkington, Personal Representative of the Estate of Joyce Talkington, Deceased

The Southeast Quarter (SE1/4) of Section Thirty-two (32), and the Southwest Quarter (SW1/4) of Section Thirty-Three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

To the following GRANTEES, as tenants in common:

An undivided one-twentieth (1/20) interest to Dale Talkington; An undivided one-twentieth (1/20) interest to Donna Talkington; An undivided one-twentieth (1/20) interest to the Estate of Mildred Elaine Holtzen; An undivided one-sixtieth (1/60) interest to James "Archie" Talkington; An undivided one-sixtieth (1/60) interest to Rebecca Olson; An undivided one-sixtieth (1/60) interest to Daniel Talkington.

subject to easements, covenants, 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 the same.

EXECUTED: Way 2023.

Archie Talkington, Personal Representative Estate of Joyce Talkington, Deceased

STATE OF Nub()SS

Deceased. The foregoing instrument was acknowledged before me on this day of set to 2023, by Archie Talkington, as Personal Representative of the Estate of Joyce Talkington.

GENERAL NOTARY - State of Nebraska BONNIE L. WILL My Comm. Exp. June 28, 2027

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)										
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₩ Average		Above Average		(30))) 🗆 Good	(40)	Split Level	(308) 🗆 Sp
□ Badly Worn	(20)	ő	Average	(20) 🗷)) Average	(30)	1 1/2 Story	(307) 🗆 11
(10) □ Worn Out	(10)		Low	(10))) 🗆 Fair	(20)	Two Story	(302) □ Tw
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	mber	Parcel Number	Pε		-		Useability & Code #	Sale Number 1	:	Location ID
Unified:		ed:	Affiliated:)11	65-0011	Base:	9/27/2023	1845	2023	91
	School District Code	ol Disti	Scho				Sale Date	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

521 FORM

this south to Form No. 95-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Grantee — Retain a copy of this document for your records. 26 Date Deed Recorded sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land?

Yes No 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real properly included in the purchase?

Wes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)....... 18a No address assigned 18 Address of Property 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 11 Was ownership transferred in full? (If No, explain the division.) nere Nyaii Address Phone Number City Hastings 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Street or Other Mailing Address P.O. Box 1008 See attachment Grantor's Name (Seller)
Cooperative Producers Inc. \$230,000 Š. County Name Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Buyer X Improved 힏 DEPARTMENT OF REVENUE 2 Cemetery Bill of Sale Unimproved Print of Type Name of Grantee or Authorized Representative Day 27 Yr. 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. $V(\mathcal{D})$ ALL U hature of Grantee or Authorized Representative Death Certificate - Transfer on Death Corrective Conservator Multi-Fanny
Commercial 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. Single Family 12 Ex-spouse Guide WEBSTER - 91 Brothers and Sisters 18b Vacant land 10 Type of Transfer 2 County Number 7 Value of Stamp or Ex Court Decree Auction Rock NE NE Recreational Register of Deed's Use Only __ Industrial Agricultural Exchange 38 Distribution exempt Number Easement Easement
Executor Distribution 68942 Parents and Child Grandparents and Grandchild 4 Zip Code 68902 Gift
Grantor Trust Foreclosure Mineral Land Contract/Memo (B) Property Type Phone Number 3/75 Title 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Mineral Interests-Nonproducing Guide Rock Street or Other Mailing Address P.O. Box 185 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Grantee's Name (Buyer) Ely's Incorporated Mineral Interests-Producing Š Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Prairie Title No Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition ording Data B大力の33 Life Estate Irrevocable Trust | Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day _ <u>₹</u> Partition Quit Claim 27_Yr. Step-parent and Step-child Personal Rep. Grantee Spouse Sale Ø Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 1845 23 ☐ Trust/Trustee
✓ Warranty Sheriff 4 Date of Deed State Assessed
Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 12 24 អ្ន ∟ Day Other (Explain) Other Trustee to Beneficiary Transfer on Death Other Date For Dept. Use Only Phone Number 402-257-2125 27 9-27-2023 230,000,00 230,000,00 Mobile Hame ≾ ____ % % Zip Code 68942 0 23

Exhibit A

plat thereof, AND Lots One (1), Two (2), Three (3), Four (4), Six (6), Seven (7), Eight (8), Nine (9) and Block Thirteen (13), Original Town of Guide Webster County, Nebraska, according to the recorded Original Town of Guide Rock, Five Ten (10), (5),

Lots One (1), Two (2), Three (3), Ion (10), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Fourteen (14), Original Town of Guide Rock, Webster thereof, EXCEPT

by Burlington Northern and Santa Fe Railroad Company, records of Webster County, Railroad Page 305, Any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by deeds recorded in Book D, Page 275, and Book E, by deed conveyed to the Chicago Burlington & Quincy recorded in Book 8, Nebraska and now operated Page 101, of the

that portion of vacated Half of vacated Center Republican Street and Street lying adjacent the

Carded	Assessor	Index Computer

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/27/23

Bk 2023, Pg 1845

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of September A.D., 2023, at 01:09 o'clock PM. Recorded in Book 2023 on Pages 1845-1846

Fee: \$16.00 By: AS Electronically Recorded Deputy County Clerk

Return to: Prairie Title, Inc., P.O. Box 309, Hastings, NE 68902-0309

CORPORATION WARRANTY DEED

Neb. Rev. Stat. Section 76-201): to ELY'S INCORPORATED GRANTEE, the following described real estate (as defined in (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys COOPERATIVE PRODUCERS, INC., GRANTOR, in consideration of One Dollar

See attached Exhibit

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

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

Executed: 💆 2023

COOPERATIVE PRODUCERS, INC

BY: GARY

R-BRANDT, Chief Executive Officer

STATE OF NEBRASKA

)S S.

COUNTY OF ADAMS

2021, by Gary R. The foregoing instrument was acknowledged before me on Brandt, Chief Executive Officer of Cooperative pt anh pducers, Inc

GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2027

Commission Expires:

Notary Public jues

aury

Exhibit A

plat thereof, AND Webster County, Six (6), Seven (7), Eight (8), Nine (9) and Ten (Block Thirteen (13), Original Town of Guide Rock, Lots One (1), Two Nebraska, according to the recorded (2), Three (3), Four (4), Five Ten (10), (5),

Lots One (1), Two (2), Three (3), Four (4), Five (5 Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Fourteen (14), Original Town of Guide Rock, Webster thereof, EXCEPT County, Nebraska, according to the recorded plat

AND way conveyed to the Republican Valley Railroad Company by deeds recorded in Book D, Page 275, and Book E, Page 305, conveyed to the Chicago Burlington & Quincy by Burlington Northern and Santa Fe Railroad Company, Railroad records Any portion of the property lying within the right of of Webster County, by deed recorded in Book 8, Nebraska and now operated Page 101, of the

West this that Half land. portion of vacated of vacated Center Street lying adjacent Republican Street and the

Agricultural Land Sales Worksheet

38,840	3.110		E	TOT	Non-AG TOTAL	Z	64,040			,S	Carounangs	
			Other	8			138,270			353	Dwellings	
			ion	Recreation								
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13,840	1.000		ites	Farm Sites					į		4D1	
	1.110		ads	Roads						0	3D	
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			Other	Q						0	2D	
			Waste	W						<u> </u>	2D1	
			ion	Accretion						D	ID	
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E) 0 F) 8	D) 3	5	()	05	B)	A) 1			Irrigation Type:	Irriga		
City Size Parcel Size	Location	Zoning		Property Type		Status	275,670		202,310		73,360	7
tion Code	Date of Sale Property Classification Code	roperty	í Sale P)ate of	1		Total		Improvements	Im	nd	Land
1 000 0000	00000	3	11	10	4	4133		Value	Date of Sale Assessed Value	Date of S	J	
Area Blk Parcel	Subdiv	Qrt	Sect	Ring	Тwп	GeoCde	05	4	240		7000	001707000
	umber	Parcel Number	1				Useability & Code#	Usea	Sale Number	Sale	on ID	Location ID
Unified:		ated:	Affiliated:	074	91-0074	Base:	9/29/2023		1848	2023	2	91
	School District Code	ıool Dist	Sch				Sale Date		Page	Book		Cnty No.

(Continue on back)	
	001707000
Comments:	Comments from Cc
R SPOUSE	JOINT TENANCY QCD; UPDATE CORRECT LAST NAME FOR SPOUSE
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement 240. To be filled with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

FORM **521**

Under penalties of law, I doctors that I have examined this statement correct, and that I am duly authorized to sign this statement. Victoria M. Alber Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only 26 Date Deed Recorded Mo. Day 20 Yr. 23 27 Value of Stamp or Exempt Number Nobraska Department of Revenus Form No. 95-299-2008 10-2020 New. Superasdes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this	See attached page 21 If agricultural, list botal number of acres transferred in this transaction 27.77 22 Total purchase price, including any liabilities assumed	\$275,670 16 Does this conveyance divide a current parcel of land? 17 Yes No 18 Address of Property 1720 Road Y Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	nsfer Distril Easer coree Exche division.) are the trustor are s or Nephew	Improved Single Family Industrial Industrial Agricultural Agricultural IOLL Commercial Recreational Pede Conservator Distribution Essement Cemetery Death Certificate - Transfer on Death Executor Executor Cemetery Death Certificate - Transfer on Death Executor Cemetery Death Certificate - Transfer on Death Executor Cemetery Cemetery	SUPPIY.COM ation Number, Check one box in categories A and B. Check (Street or Other Mailing Address 1720 Road Y City Blue Hill Single 1947 Street or Other Mailing Address 1720 Road Y Street or Other Mailing Address NE State Street or Other Mailing Address NE State State Right Number 1947	The deed will not be recorded unless this statems 1 County Name 2 County Number WEBSTER - 91 The deed will not be recorded unless this statems 1 County Number 1 Coun
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 volume of and that I am duly authorized being this statement. Victoria M. Alber That or type Name of Grantee or Authorized Representative Register of Deed's Use Only Recorded Day 20 Yr. 33 \$ FALM # \$500 Penalti Penal	22 \$ 0.00 instructions) 23 \$ 0.00	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or ittle company contact.) 19 Name and Address of Person to Whom the Tax Statement Should be Sent Victoria M. Alber and Andrew Alber 1720 Road Y Blue Hill, NE 68930	ile Thust ition of Contract ased for same use	ts-Nonproducing State Assessed hs-Producing Exempt Partition Sheriff Other Personal Rep. Trust/Trustee Quit Claim Warranty	(402) 469-1847 If Yes, is the grantee a 509(a) foundation? The Thompson Valiber@nordersupply.com If property is also a mobile home. (B) Property Type (C)	Street or Other Mailing Address Street or Other Mailing Address 1720 Road Y City Blue Hill Physic Number Is the grantee a 501(o)(3) organization?	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number

Supplement to Form 521
Victoria M. Alber and Andrew Alber

particularly described as follows: 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, more A tract of land located in the Southwest Quarter (SW1/4) of Section 11, Township

Southwest Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained in the south 33.00 feet thereof is presently being used as a public a distance of 324.00 feet; thence S15°33'52E a distance of 132.00 feet; thence S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W and Place of Beginning, thence N00°04'45"W (assumed bearing) along the east line Commencing at the Southeast Corner of said Southwest Quarter (SW1/4)

and a permanent access easement across property legally described as

A Twenty-five feet (25') access easement located in the Southwest Quarter (SW1/4) of Section 11, Township 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

south 33.00 feet thereof is presently being used as a public road. Beginning containing 1840 square feet of which 1439 square feet contained in the S90° 00' 00"W along said south line a distance of 44.33 feet to the Place of distance of 45.97 feet to the south line of said Southwest Quarter (SW1/4); thence 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51E a distance of N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 Commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/29/23 By AS

Bk 2023, Pg 1848

State of Nebraska ss County of Websters

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of September A.D., 2023, at 11:01 o'clock AM. Recorded in Book 2023 on Pages 1848 1940 on Pages 1848-1849

Fee: \$16.00 By: AS Electronically Recorded Dispursion Deputy County Clerk

AFTER RECORDING RETURN TO: Charles W. Hastings, Fraser Stryker PC LLO, P.O. Box 1044, Hastings, NE 68902

JOINT TENANCY QUITCLAIM DEED

title and interest to the following described real estate (as defined in Neb. Rev. Stat. §76-201): convey to GRANTEES, as Joint Tenants and not as Tenants in Common, all of GRANTORS' right, received from GRANTEES, VICTORIA M. ALBER and ANDREW ALBER, wife and husband, wife and husband GRANTORS, in consideration of One Dollar and other valuable consideration VICTORIA M. ALBER, formerly VICTORIA M. SHARP and ANDREW ALBER,

particularly described as follows: A tract of land located in the Southwest Quarter (SW1/4) of Section 11, Township 4 Range 10 West of the Sixth P.M., Webster County, Nebraska, more

in the south 33.00 feet thereof is presently being used as a public road; Quarter (SW1/4); thence N90°00'00"E along said south line a distance of 1466.51 feet; thence S01°02'52"E a distance of 704.94 feet to the south line of said Southwest S83°26'36"W a distance of 776.74 feet; thence S82°19'46"W a distance of 421.75 distance of 324.00 feet; thence S15°33'52E a distance of 132.00 feet; thence said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W a feet to the Place of Beginning containing 27.77 acres of which 1.11 acres contained Place of Beginning, thence N00°04'45"W (assumed bearing) along the east line of Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) and

and

more particularly described as follows: 11, Township 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, A permanent access easement located in the Southwest Quarter (SW1/4) of Section

feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51E a distance of 25.83 N90°00'00"E along the south line of said Southwest Quarter (SW1/4) a distance of Commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence 1097.84 feet to the Place of Beginning; thence N55°40'26"E a distance of 86.70 feet;

feet thereof is presently being used as a public road. 45.97 feet to the south line of said Southwest Quarter (SW1/4); thence S90° 00' 00"W along said south line a distance of 44.33 feet to the Place of Beginning containing 1840 square feet of which 1439 square feet contained in the south 33.00

Executed: 9-28 _, 2023.

Victoria M. Alber

うをつり

Andrew Alber

STATE OF NEBRASKA SS:

COUNTY OF WEBSTER)

and husband. The foregoing Joint Tenancy Quitclaim Deed was acknowledged before me on 9-28.

2023 by VICTORIA M. ALBER, formerly VICTORIA M. SHARP and ANDREW ALBER, wife

GENERAL NOTARY-State of Nebraski HEATHER D. HARTMAN My Comm. Exp. July 10, 2027

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	ok	Page	\dashv	Sale Date	ate				Scho	ol Dist	School District Code			
91	2023	23	1873	9,	9/18/2023	023	Base: 9	91-0002		Affiliated:	ed:		Unified:	ed:	
Location ID	Ħ	Sale Number	mber	Useab	ility &	Useability & Code#				\mathbf{P}_{2}	Parcel Number	ımber			
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	Dε	Date of Sale Assessed Value	Assessed	Value			4371			00		10005		005	0000
Land		Improvements	ements		Total			Da	te of S	ale Pro	perty	Date of Sale Property Classifica	tion Code	ode	
2	,670		25,880		28	3,550	Status	Prop	Property Type		Zoning	Location	City	City Size	Parcel Size
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	Mult	Multiple Improvements:	_	Multiple. Improvements. :	пргочети	nts.:		М	Multiple. Improvements. :	mproven	ients.:				
The state of the s		Construction Date:		Construction Date :	n Date :			C	Construction Date:	on Date :		1876			
			Floor: 1	Floor Sq. Ft. :	ť. :			Ħ	Floor Sq. Ft. :		4,	640			
		Building Cost New:		Cost:				С	Cost:		165,	740			
Single Family Style:	Style:			Residential Condition:	al Cond	ition:		2	ommer	cial Oco	Commercial Occupancy Code:	Code:			1
(100) Mobile Home	bile Hom	0		(10)	Wom Out	Out		77	Primary:	391	Other1:	er1:		Other2:	
	One Story			(20)	Badly Worn	Worn		0	ommer	cial Cor	ıstructi	Commercial Construction Class:	ω		
	Two Story			(30)	Average	ge			(E)	Firepro	of Struc	Fireproof Structural Steel Frame	Frame		
	Split Level			(40)	Good				(2)	Reinfo	rced Cor	Reinforced Concrete Frame	le		
	1 1/2 Story			(50)	Very Good	jood			(3) EE	Mason	ry Beari	Masonry Bearing Walls			
- 1	Bi-Level			(60)	Excellent	ent			(4)	Wood	or Steel	Wood or Steel Framed Ext. Walls	t. Walls	"	
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(302) L Two	1 1/2 Story				Faur			3 0		Low		(10		(10) M Wom Out	i Jut
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(304) 🗆 One	One Story Duplex	ıplex			Excellent	ant						(50)		□ Very Good	ood
(305) □ Two	Two Story Duplex	uplex										(60)		□ Excellent	nt
Assessor's Adjustment to Sale Price (+ or -):	Adjus	tment to	Sale Pri	ce (+ o	.;-										
Assessor Comments and Reason for Adjustment:	mments	and Reaso	on for Ad	justmen	t:										
WD; TRA	NSFEI	TRANSFER TO FAMILY	WILY LIC	 		i i									
Comments fi	ш0.						C	Comments:	ts:					į	}
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NEBRASKAGood Life, Great Service, DEMARKER OF REVENUE

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

FORM **521**

by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized	ment of Revenue
	28 Recording Data Drang IRDA	Deed Recorded 27 Value of Stamp or Exempt Number
For Dept. Use Only	y	Register of Deed's Use Onl
Dage ! /	Title	here Signature of Grantee or Authorized Representative
Priorie Number	Attorney	sign
(402) 746-3613		Kory McCracken
true, complete, and	and that it is, to the best of my knowledge and belief, true,	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement.
	umber 5b	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
0010		24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	23	Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
0,00	22 8	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		See Attached
		dditional pag
		assigned
ement Should be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	137 W 4th Avenue + 705 N Chestrut St Red Cloud. NE Red Cloud. Ne
No No	or use agent or use company conteact) Yes	T'es Y No
mpany? (If Yes, include the name	ster through a real estate agent or	conveyance divide a current parcel of land?
un and merest tate.)	Yes No \$	
int and interest rate)	"	14. What is the current market value of the real property?
		nd Sisters
Other	rves? (If Yes, check the appropriate box.)	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self
Ise? (If No, state the intended use.)	Iz was real estate burchased for same use/ (if No, state the intended use,) [☑] Yes □ No □	Yes No
Other (Explain) Family LLC	Pa	
Transfer on Death Trustee to Beneficiary	sure Irrevocable Trust Revocable Trust Sale	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
	Quit Claim	Death Certificate - Transfer on Death Executor
Other	Land Contract/Memo ☐ Partition ☐ Sheriff Lease ☐ Personal Rep. ☐ Trust/Trustee	8 Type of Deed Conservator Distribution Land (
		Commercial Recreational
Ssessed Mobile Home	Mineral Interests-Producing State Assessed State As	Unimproved Multi-Family Agricultural
		One in Family
	property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
		Email Address
77	ls the grantee a 50	l
Zip Code 68970	City State Red Cloud NE	State Ztp Code NE 68970
	Street or Other Mailing Address 544 N Seward St	Street or Other Mailing Address 426 N Jefferson St
	Grantee's Name (Buyer) Moxana, LLC	Mark A Van Beber and Oxana Van Beber
	ddress, and Telephone	5 Grantor's Name, Address, and Telephone (Please Print)
Day 18 Yr. 23	Mo. 4 Day 18 Yr. 23 Mo. 4 Late of Deed	WEBSTER - 91
pleted.	is signed and items 1-25 are accurately com	The deed will not be recorded unless this statement

the City of Red Cloud, Webster County, Nebraska; and The South Half (S½) of Lot Five (5) and all of Lot Six (6), Block Seven (7), LeDuc's Addition to

Seventy-six (76) feet of Lot Sixteen (16) all in Block Five (5), Original Town of Red Cloud, The West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15) and the West Seventy-six (76) feet of Lot Sixteen (16) EXCEPT the East Nine (9) feet of the West Webster County, Nebraska.

State of Nebraska \{\ss\}ss\.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 0.2 A.D., 20.23, at 12.33 o'clock 0.4 Recorded in Book 2023 on Page 1.1.1

on Page County Clerk _Comp___Assessor_

NEBRASKA DOCUMENTARY

WARRANTY DEED

DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Moxana, LLC, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Apodaca, husband and wife, GRANTOR, in consideration of ONE AND NO/100 Mark Van Beber a/k/a Mark A. Van Beber and Oxana Van Beber f/k/a Oxana

LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska; and The South Half (S½) of Lot Five (5) and all of Lot Six (6), Block Seven (7),

Sixteen (16) all in Block Five (5), Original Town of Red Cloud, Webster EXCEPT the East Nine (9) feet of the West Seventy-six (76) feet of Lot Fifteen (15) and the West Seventy-six (76) feet of Lot Sixteen (16) The West Sixty-seven (67) feet of Lots Thirteen (13), Fourteen (14) and County, Nebraska.

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

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

Executed September 18, 2023

Óxana Van Beber 720

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

by Mark Van Beber and Oxana Van Beber, husband and wife The foregoing instrument was acknowledged before me on September 17, 2023,

Comm. expire

Notary/Public