

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Manufactured Housing Transfer Statement

FORM
521MH

• To be filed with the County Treasurer. • Read Instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

1 County Name

2 County Number

3 Date of Sale
Mo. ___ Day ___ Yr. ___

5 Seller's Name, Address, and Telephone (Please Print)

6 Buyer's Name, Address, and Telephone (Please Print)

Seller's Name
Wesley Paulowski and Dr
Current Mailing Address (Number and Street or PO Box)
1002 Wcage lot 11
City: Blue Hill NE State: NE Zip Code: 68930
Daytime Phone: _____ Email Address: _____

Buyer's Name
Susan Danahy / Blue Keenan
Current Mailing Address (Number and Street or PO Box)
PO 368
City: Blue Hill State: NE Zip Code: 68930
Daytime Phone: 402-746-4333 Email Address: Susandannahy@gmail.com

7 Type of Transfer

Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain): _____

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

YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)

YES NO
 Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership
 Grandparents and Grandchild Brothers and Sisters Self Other _____
 Parents and Child

11 What is the current market value of the manufactured housing?

\$ 500.00

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

YES NO \$ _____ at _____ %

13 Was the sale through an real estate agent or title company?

YES NO If Yes, include the name of the agent: _____

14 Length (Without Hitch)

14' 15 Width 65' 16 Make WE TAMBRA 17 Model XXX 18 Year 1975

19 Vehicle Identification Number

4666080937

20 Situs address of the Manufactured Home Before Sale

1062 Wcage lot 11

20a Situs address of the Manufactured Home After Sale

Blue Keenan / Susan Danahy
PO 368

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

Susan Danahy

23 Legal Description of the Land

Blue Hill Ne 68930

Blue Hill Ne 68930

24 Total purchase price, including any liabilities assumed.....

24 9,500 00

25 Was non-real property included in the purchase? YES NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)

25a Furnishings	25a	-	
25b Moving Costs	25b	-	
25c Set-up Costs	25c	-	

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

sign here

Print or Type Name of Buyer or Authorized Representative
Susan Danahy
Signature of Buyer or Authorized Representative

Title _____ Daytime Phone 402 746 4333
Date _____

This statement should be filed with the county treasurer in the county where the application for title is made. Retain a copy for your records.

NEBRASKA CERTIFICATE OF TITLE



N0004049562

Vehicle Identification Number 4666808937
 Year 1975 Make / Model METQ / XXX

Previous Title NE 18170450006
 Body Style MANUFACTURED HOME
 Color GOLD / BROWN

Mail To

SUSAN A DANEHHEY
 PO BOX 368
 BLUE HILL NE 68930-0368

Purchase Date 11-Sep-2023 Issue Date 12-Sep-2023

Residential Address

102 S. CHERRY ST
 BLUE HILL NE 68930-5519
 Owner Name(s) SUSAN A DANEHHEY

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment (RETAIN COPY FOR 5 YEARS).
 The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following-named purchasers.
 I certify to the best of my knowledge the odometer readings is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING NO ENTRIES

CAUTION READ CAREFULLY BEFORE YOU OPEN A LOCK

- 1. The mileage stated is in excess of its mechanical limits.
- 2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)
 ADDRESS
 CITY STATE ZIP

SIGNATURE OF SELLER

SIGNATURE OF SELLER

SIGNATURE OF SELLER

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

G 67111318

County WEBSTER

Title Number N0004049562

County Official

Witness My Hand And Official Seal The Date Shown

Janet Knehan
 JANET K KNEHANS

\$10.00



VOID IF ALTERED OR DUPLICATE ISSUED

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1791	8/1/2023	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
002012301	231	4 05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4245	3	11	24	0	00000	1	000	9725
Land	Improvements	Total	Date of Sale Property Classification Code								
579,795		579,795	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG			ACRES:	VALUE:	LCG	ACRES:	VALUE:				
IRRIGATED	1A1	13.780	74,965	GRASSLAND	1G1	131.000	183,400				
	1A				1G						
	2A1				2G1	27.000	37,800				
	2A	22.420	117,255		2G						
	3A1				3G1						
	3A				3G						
	4A1				4G1						
	4A	27.060	135,030		4G						
DRYLAND	1D1			Shelterbelt/Timber							
	1D	0.470	1,220	Accretion							
	2D1			Waste							
	2D	9.810	22,415	Other							
	3D1			AG LAND TOTAL		236.270	579,795				
	3D			Roads		2.990					
	4D1			Farm Sites							
	4D	4.730	7,710	Home Sites							
				Recreation							
				Other							
Dwellings											
Outbuildings				Non-AG TOTAL		2.990					

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER TO LIVING TRUST

Comments from
002012301 002013000

Comments:

(Continue on back)

Real Estate Transfer Statement

231

Good Life, Great Service
DEPARTMENT OF REVENUE

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

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

1 County Name Webster	2 County Number	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>1</u> yr. <u>2023</u>	4 Date of Deed Mo. <u>9</u> Day <u>8</u> yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Berry Street or Other Mailing Address 23 Stirling Cir City Bella Vista State AR Zip Code 72715	Select County & County Number	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David Berry & Sandra Berry Living Trust Street or Other Mailing Address 23 Stirling Cir City Bella Vista State AR Zip Code 72715	7 Property Classification Number; Check one box in categories A and B. Check C if property is also a mobile home (A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL (B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home (C)
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trustee/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle or Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other	14 What is the current market value of the real property? <u>7</u>
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	18 Address of Property See Attached
19 Name and Address of Person to Whom the Tax Statement Should be Sent Sandra Berry Trustee 23 Stirling Cir Bella Vista AR 72715	18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	20 Legal Description See Attached

21 If agricultural, list total number of acres _____

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

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

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

Grantor's Name or Authorized Representative
Sandra Berry
Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative
Sandra Berry
Signature

Print or Type Name of Grantee or Authorized Representative
David Berry
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative
David Berry
Signature

Phone Number **479-250-3124**
Date **9/12/23**

26 Date Deed Recorded Mo. <u>9</u> Day <u>15</u> yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BR2023/9 1791	Register of Deeds Use Only For Dept. Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 5-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantor—Retain a copy of this document for your records.

The East Half of the Northwest Quarter ($B\frac{1}{2}NW\frac{1}{4}$) of Section Twenty-five (25); AND The Northeast Quarter (NE) of Section Twenty-eight (28); AND an undivided one-fourth ($1/4$) interest in the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, AND

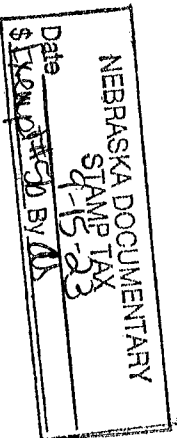
The East Half of the Southwest Quarter ($ESW\frac{1}{4}$ of Section Twenty-four (24); AND The Northwest Quarter ($NW\frac{1}{4}$ of Section Twenty-seven (27); AND An undivided one-fourth ($1/4$) interest in the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; AND

Section 28
containing
The West Half of the Southwest Quarter ($W\frac{1}{2}SW\frac{1}{4}$) of Section Twenty-four (24); AND The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-eight (28); AND an undivided one-fourth ($1/4$) interest in the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-two (22), ALL in Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

BELLA VISTA, AR 72715

DOCUMENT PREPARED BY:

Guardian Law
833 E Pioneer Road, #102
Draper, UT 84020



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 Sept A.D., 2023, at 10:26
 o'clock A.M. Recorded in Book 2023
 on Page 1791-1792
Abby King County Clerk
16 ss Deputy
 Ind Comp Assessor Carded

QUIT-CLAIM DEED

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

DAVID L BERRY and SANDRA S BERRY, Trustees of THE DAVID BERRY AND SANDRA BERRY LIVING TRUST (hereinafter "Grantee"), dated 8/11/2023.

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

~~The East Half of the Northwest Quarter (B1/2NW1/4) of Section Twenty-five (25); AND The Northeast Quarter (NE) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) 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, AND~~

~~The East Half of the Southwest Quarter (ESW1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) 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; AND~~

~~only this~~
The West Half of the Southwest Quarter (W1/2SW 1/4) of Section Twenty-four (24); AND The Northwest Quarter (NW1/4) of Section Twenty-eight (28); AND an undivided one-fourth (1/4) 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.

Witness the hand of said grantors, this 8 day of Sept, 2023

David L. Berry
DAVID L BERRY, Grantor

Sandra S. Berry
SANDRA S BERRY, Grantor

STATE OF Arkansas
COUNTY OF Benton : ss

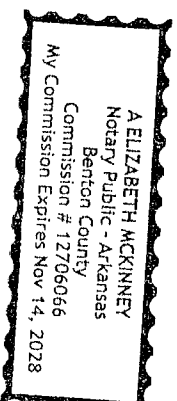
On the 8th day of September, 2023, personally appeared before me, Elizabeth McKinney, signers of the foregoing instrument, who acknowledged to me that they executed the same.

David & Sandra Berry
My commission expires

11-14-2028

Elizabeth McKinney

Notary Public



WHEN RECORDED MAIL TO:
DAVID L BERRY AND SANDRA S BERRY
23 STIRLING CR

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1793	9/11/2023	Base: 65-0005				Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
001305300	232	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
		Date of Sale Assessed Value		4135	4	9	10	3	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
297,590	25,215	322,805		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 10				
LCG ACREs: VALUE:				LCG ACREs: VALUE:									
IRRIGATED	1A1			GRASSLAND	1G1	59.800					83,720		
	1A				1G	8.290					11,605		
	2A1				2G1	12.580					17,610		
	2A				2G								
	3A1				3G1								
	3A				3G								
	4A1				4G1								
	4A				4G								
DRYLAND	1D1			Shelterbelt/Timber									
	1D	15.730		Accretion							40,895		
	2D1			Waste									
	2D	49.260		Other							112,560		
	3D1			AG LAND TOTAL								156.310	283,750
	3D			Roads							3.990		
	4D1			Farm Sites							1.000	13,840	
	4D	10.650		Home Sites									
				Recreation									
	Dwellings			Other									
	Outbuildings		25,215	Non-AG TOTAL							4.990	13,840	

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD ; PORTION INTEREST

Comments from
001305300

Comments:

(Continue on back)

62415

NEBRASKA

Real Estate Transfer Statement

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FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 09 Day 11 Yr. 2023	Mo. 09 Day 11 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Marlene Marie Petr 603 3rd Street City: Glennville State: NE Zip Code: 68941		Grantee's Name (Buyer) Marlene Marie Petr 603 3rd Street City: Glennville State: NE Zip Code: 68941	
Phone Number (402) 460-1404		Phone Number (402) 460-1404	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address N/A		Email Address N/A	If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
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10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Distribution	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
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11 Was ownership transferred in full? (If No, explain the division.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>SEVERE JT</u>

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

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

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

112,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should 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 _____.

22 Total purchase price, including any liabilities assumed

22	\$	0.00
----	----	------

23 Was non-real property included in the purchase?

23	\$	
----	----	--

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

24	\$	0.00
----	----	------

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

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

sign here

Print of Type Name of Grantor or Authorized Representative
Marlene A. Petr

Signature of Grantor or Authorized Representative
Marlene A. Petr

Title
Attorney

Phone Number
(402) 463-4500

Date
09/22/2023

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 9 Day 15 Yr. 23	\$ Exempt #4	BK 2023, Pg 1793	

#19 Name and Address of Person To Whom The Tax Statement Should
Be Sent

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

#20 Legal Description

All my Interest in and to:
The Southwest Quarter (SW¹/₄) of Section Ten (10), Township
Four (4) North, Range Nine (9) West of the 6th P.M.,
Webster County, Nebraska, except for the following:
Beginning at the Southwest Corner of Section Ten (10),
thence North on the West line of said Southwest Quarter a
distance of 2,641.7 feet to the West Quarter corner of
Section Ten (10); thence East a distance of 40.0 feet;
thence South a distance of 2,565.4 feet; thence
Southeasterly deflecting 54 Degrees, 11 Minutes left a
distance of 74.0 feet; thence South deflecting 54
Degrees, 11 Minutes right a distance of 33.0 feet to a
point on the South line of the Southwest Quarter of
Section Ten (10), thence West a distance of 100.0 feet,
more or less, to the point of beginning, containing 2.51
acres, more or less, which includes 2.06 acres, more or
less, previously occupied as a public road.

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 15 day
of SEP A.D., 2023, at 10:30
o'clock A.M. Recorded in Book 2023
on Page 1793-1794

Wendy Travis County Clerk
16-203 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-15-23
\$ 4.45 By AD

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):

All my interest in and to:
The Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, except for the following:
Beginning at the Southwest Corner of Section Ten (10), thence North on the West line of said Southwest Quarter a distance of 2,641.7 feet to the West Quarter corner of Section Ten (10); thence East a distance of 40.0 feet; thence South a distance of 2,565.4 feet; thence Southeasterly deflecting 54 Degrees, 11 Minutes left a distance of 74.0 feet; thence South deflecting 54 Degrees, 11 Minutes right a distance of 33.0 feet to a point on the South line of the Southwest Quarter of Section Ten (10), thence West a distance of 100.0 feet, more or less, to the point of beginning, containing 2.51 acres, more or less, which includes 2.06 acres, more or less, previously occupied as a public road.

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

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

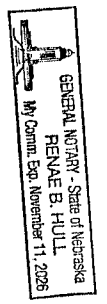
- (1) is lawfully seized of such real estate and that it is free from encumbrances except for easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 15 day of September, 2023.

Marlene Marie Petr
Marlene Marie Petr

STATE OF NEBRASKA)
) SS.
COUNTY OF ADAMS)

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



Renae B. Hull
Notary Public

6880
1719201

NEBRASKA
Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

233

FORM
521

To be filed with the Register of Deeds. Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed	Is the grantee a 501(c)(3) organization?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	WEBSTER - 91	Mo. 09 Day 01 Yr. 2023	Mo. 09 Day 01 Yr. 2023	If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy J. Himmelberg and Charleen M. Himmelberg Street or Other Mailing Address 1985 Road AA City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached. Street or Other Mailing Address		City	State	Zip Code
Phone Number NA		Phone Number NA		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		
Email Address NA		Email Address NA		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
			<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain)

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

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

14 What is the current market value of the real property?
\$1,074,010

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 358.84

22 Total purchase price, including any liabilities assumed	22	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)

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

sign here

Print Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Title

Attorney at Law

Date

Phone Number (402) 834-3300
09-01-2023

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

No. 9 Day 15 Yr. 23 \$ Exempt 14 BK 2023, P 1795

Item 6: Grantee's Name, Address, & Telephone

Name: 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

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, more particularly described as follows: Beginning at the Northwest corner of the NE ¼ of said Section 2; thence running easterly along the north line of said Section 2, on a bearing of N88°55'13"E a distance of 1314.63 feet; thence S00°53'11"E a distance of 26877.99 feet; thence S86°10'40"W a distance of 1316.71 feet; thence N00°52'44"W a distance of 2750.99 feet to the actual Point of Beginning; and

The East Half (E ½) of Section Six (6), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT the West Half of the West Half of the Southeast Quarter (W ½ W ½ SE ¼) thereof.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/15/23

\$ Ex004 By AS

Bk 2023, Pg 1795

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 15 day
of September A.D., 2023, at 10:59
o'clock AM. Recorded in Book 2023
on Pages 1795-1797



County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

Return to: Skalka, Back & Fiala Law Firm, P.O. Box 907, Hastings, NE 68902-0907


WARRANTY DEED

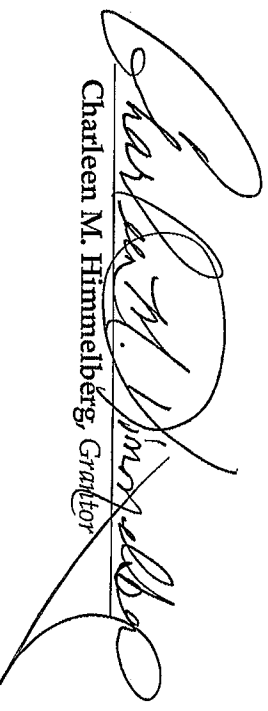
Timothy J. Himmelberg and Charleen M. Himmelberg, husband and wife, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Timothy J. Himmelberg and Charleen M. Himmelberg, Trustee, Himmelberg Family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

See Exhibit A

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 subject to easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: September 1, 2023.


Timothy J. Himmelberg, *Grantor*


Charleen M. Himmelberg, *Grantor*

STATE OF NEBRASKA)

) ss.

COUNTY OF ADAMS)

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

Pierce Fiala

Notary Public



Pierce Fiala

Printed Name

EXHIBIT A

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, more particularly described as follows: Beginning at the Northwest corner of the NE ¼ of said Section 2; thence running easterly along the north line of said Section 2, on a bearing of N88°55'13"E a distance of 1314.63 feet; thence S00°53'11"E a distance of 26877.99 feet; thence S86°10'40"W a distance of 1316.71 feet; thence N00°52'44"W a distance of 2750.99 feet to the actual Point of Beginning.

The East Half (E ½) of Section Six (6), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT the West Half of the West Half of the Southeast Quarter (W ½ W ½ SE ¼) thereof.

Real Estate Transfer Statement

2024

FORM
521

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

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

1 County Name _____ 2 County Number WEBSTER - 91

3 Date of Sale/Transfer Mo. 9 Day 15 Yr. 2023 4 Date of Deed Mo. 7 Day 7 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
City of Blue Hill, Nebraska
Street or Other Mailing Address
P O Box 2177
City Blue Hill State NE Zip Code 68930

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Gosda Investments, LLC
Street or Other Mailing Address
2504 Stagecoach Road
City Grand Island State NE Zip Code 68801

Phone Number (402) 756-2056 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N/A

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	
14 What is the current market value of the real property? <u>\$500</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>Southern Title, LLC</u> <input type="checkbox"/> No	
18 Address of Property <u>405 W Lancaster - lot Blue Hill, NE 68930</u>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Grantee</u>	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.)
Lot Three (3), Block Ten (10), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed 22 \$ 500.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2.
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Teresa Theobald

Print or Type Name of Grantee or Authorized Representative
here Signature of Grantee or Authorized Representative Title Agent
here Title Date

(402) 746-2246
Phone Number /2023

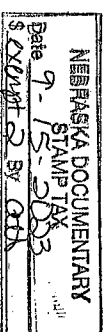
26 Date Deed Recorded No. 9 Day 15 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt #2 28 Recording Date BV 2023 Pg 1798 For Dept Use Only

Nebraska Department of Revenue Form No. 96-289-2008 10-2020 Rev. Supersedes 96-289-2008 Rev. 6-2019 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15th day of Sept. A.D., 2023, at 12:05 o'clock P.M. Recorded in Book 2023 on Page 1798
Abigail Mena County Clerk
S.D. 00 Deputy
Ind. Comp Assessor Carded



Return to:
Southern Title, LLC
2337 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, LLC, a Nebraska limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):


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

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

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

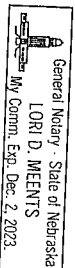
Executed July 7, 2023.

The City of Blue Hill, Nebraska


BY: Alex Buschow, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 7, 2023 by Alex Buschow, Mayor of The City of Blue Hill, Nebraska.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1809	9/13/2023	Base: 65-0011		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
001000300	235	4 05	GeoCde	Twn	Ring	Sect	Qrt	Subdiv	Area	Bk	Parcel
Date of Sale Assessed Value			4487	1	9	2	1	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
43,180	126,580	169,760	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED	1A1		GRASSLAND	1G1	1,010						
	1A			1G							
	2A1			2G1							
	2A			2G							
	3A1			3G1	2.090						
	3A			3G							
	4A1			4G1							
	4A			4G							
DRYLAND	1D1		Shelterbelt/Timber								
	1D		Accretion								
	2D1		Waste								
	2D		Other								
	3D1		AGLAND TOTAL			3.100					
	3D		Roads		0.340						
	4D1		Farm Sites		1.000						
	4D		Home Sites		1.000						
			Recreation								
	Dwellings		Other								
	Outbuildings										
		74,540									
		52,040	Non-AG TOTAL		2.340						38,840

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER TO FAMILY TRUST

Comments from
001000300

Comments:

(Continue on back)

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 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 S06°13'46"W a distance of 248.46 feet; thence S80°50'18"W a distance of 217.64 feet; thence S03°15'40"W a distance of 189.80 feet to the South line of said Northeast Quarter (NE1/4); thence N89°52'02"E on said South line a distance of 647.35 feet to the point of beginning, containing 5.435 acres more or less of which 0.34 acres is being occupied as public road right of way

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of SEP A.D., 2023, at 3:20 o'clock P. M. Recorded in Book 2023 on Page 1809

Alley Hong County Clerk
10.00 WD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-18-23
\$5601#5b BY LO

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

QUITCLAIM DEED

David A. Petsch and Louise A. Petsch, a married couple, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, David A. Petsch and Louise A. Petsch, Trustees, The Petsch Family Revocable Living Trust, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

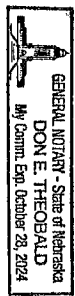
Beginning at the Southeast corner of the Northeast Quarter (NE1/4) of Section Two (2), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, and being the Point of Beginning, thence N00°27'16"E (assumed bearing) on the East line of said Northeast Quarter (NE1/4) a distance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

Executed September 13, 2023.

David A. Petsch Louise A. Petsch
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.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Ctry No.	Book	Page	Sale Date	School District Code							
91	2023	1810	9/19/2023	Base: 91-0002		Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000141600	236	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371			00	0	10025		009	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1,485	101,885	103,370	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: REID CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential			Commercial								
Multiple Improvements:			Multiple Improvements:								
Construction Date: 1960			Construction Date:								
Floor: 1,260			Floor Sq. Ft.:								
Building Cost New: 172,380			Cost:								
Single Family Style: 101			Residential Condition: 35			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:			Other1:			Other2:			
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 30			Cost Rank:			Condition:		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent									

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED

Comments from

000141600

Comments:

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Seller/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 9 Day 14 Yr. 2023	Mo. 9 Day 14 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Diana L. Weber, Trustee of the Family Trust Street or Other Mailing Address 302 N. Lehigh St City <u>Springer</u> State <u>KS</u> Phone Number <u>785-735-4443</u> Email Address <u>N/A</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald T. Strobl and Lara J. Strobl Street or Other Mailing Address 428 N. Chestnut St. City <u>Red Cloud</u> State <u>NE</u> Phone Number <u>402-494-3518</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <u>N/A</u> If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Sale Satisfaction of Contract Other (Explain) _____

10 Type of Transfer
 Auction Easement Gift Life Estate Sale Transfer on Death
 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.)
 Yes No

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

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

14 What is the current market value of the real property?
 \$125,700

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

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

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

18 Address of Property
 835 N Walnut Street
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	125,700.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	125,700.00

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

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

sign here Ronald T. Strobl
 Print or Type Name of Grantee or Authorized Representative
Ronald T. Strobl
 Signature of Grantee or Authorized Representative
 Title _____
 Grantee
 Date 9/19/2023
 Phone Number 402-484-3518

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 9 Day 19 Yr. 23	\$ 283.50	BK2023, Pg 1810	

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 19 day of Sept A.D., 2023, at 8:57 o'clock A.M. Recorded in Book 2023 on Page 1810

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-19-23
\$ 283.50 By DD

Abbey Tracy County Clerk
DD Deputy
Ind Comp Assessor Carded

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

TRUSTEE'S DEED

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

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 GRANTEEES that GRANTOR:

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

Executed September 14, 2023.

Diana L. Weber, Trustee
Diana L. Weber, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 14, 2023, by Diana L. Weber, Trustee of the Family Trust created under the Richard D. Weber Revocable Trust dated November 4, 2011.



Bridget Dahling
Notary Public

My Commission Expires: May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:			
91	2023	1830	9/12/2023	Base: 65-0011				Affiliated:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000611300	237	4 05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4487			00	0	40010		010	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1,555	43,460	45,015	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

Residential		Commercial	
Multiple Improvements: Multiple Improvements:			
Construction Date: 1894		Construction Date:	
Floor: Floor Sq. Ft.: 1,614		Floor Sq. Ft.:	
Building Cost New: Cost: 188,385		Cost:	
Single Family Style: 104		Residential Condition: 25	
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Commercial Occupancy Code:	
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Primary:	Other1:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	Commercial Construction Class:	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(3) <input type="checkbox"/> Masonry Bearing Walls	
(106) <input type="checkbox"/> Other		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
Townhouse or Duplex Style:		(5) <input type="checkbox"/> Metal Frame and Walls	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame	
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Cost Rank: Condition:	
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good	(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent	(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER TO TRUST

Comments from 000611300

Comments:

(Continue on back)

Real Estate Transfer Statement

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FORM
521

To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name 2 County Number WEBSTER - 91

3 Date of Sale/Transfer Mo. 9 Day 12 Yr. 23 4 Date of Deed Mo. 9 Day 12 Yr. 23

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Sandra A. Larkey
Street or Other Mailing Address PO Box 93
City Guide Rock State NE Zip Code 68942
Phone Number (402) 257-2037

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Sandra A. Larkey, Trustee Sandra A. Larkey Trust
Street or Other Mailing Address PO Box 93
City Guide Rock State NE Zip Code 68942
Phone Number (402) 257-2737
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(e) foundation? Yes No
Email Address NA

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$33,460

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

Yes No \$ _____ %

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

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

18 Address of Property
257 High Street, Guide Rock, NE 68952

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

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, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed 22 \$ 0.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Sandra A. Larkey (402) 257-2037
Signature of Grantee or Authorized Representative _____ Phone Number 9/12/23
Title Trustee Date _____

26 Date Deed Recorded Mo. 9 Day 22 Yr. 23 Register of Deeds's Use Only

27 Value of Stamp or Exempt Number \$ Exempt # 5b

28 Recording Data BK 2023 Pg 1830 For Dept. Use Only

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 1830

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Sept A. D., 2023, at 12:18
o'clock PM Recorded in Book 2023
on Page 1830
Alley Havig County Clerk
1620 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-22-23
\$ 50 By AD

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

QUITCLAIM DEED

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

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

Executed September 12, 2023.

Sandra A. Larkey
Sandra A. Larkey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 12 2023
by Sandra A. Larkey, a single person.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	
91	2023	1843	9/22/2023		
			Base: 91-0002	Affiliated:	Unified:
Location ID	Sale Number	Useability & Code #	Parcel Number		
002212000	238	4 05	Geocde 4493	Twn 1	Rng 12
			Sect 32	Qrt 4	Subdiv 00000
			Area 1	Blk 000	Parcel 0000
Land	Improvements	Total	Date of Sale Property Classification Code		
566,505	19,955	586,460	Status A) 1	Property Type B) 05	Zoning C) 5
			Location D) 3	City Size E) 0	Parcel Size F) 9
			Irrigation Type:		
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	27.800	38,920
1A			1G	3.000	4,200
2A1			2G1	20.000	28,000
2A			2G	39.000	54,600
3A1			3G1	7.000	9,800
3A			3G	34.000	47,600
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D	94.000	244,400	Accretion		
2D1			Waste	15.000	4,200
2D			Other		
3D1			AG LAND TOTAL	314.000	552,665
3D			Roads	5.000	
4D1	32.200	52,485	Farm Sites	1.000	13,840
4D	42.000	68,460	Home Sites		
			Recreation		
			Dwellings		
			Outbuildings		
			Non-AG TOTAL	6.000	13,840

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION BY PERS REP; TO FAMILY

Comments from

002212000 002212200

Comments:

(Continue on back)

Real Estate Transfer Statement

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• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 9 Day 22 Yr. 2023	Mo. 9 Day 22 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address	
City	State	City	State
Phone Number	Zip Code	Phone Number	Zip Code
Email Address		Email Address	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate	<input type="checkbox"/> Executor	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	

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

<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary

10 Type of Transfer

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

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

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

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

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

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction _____ 160 _____.

22 Total purchase price, including any liabilities assumed. 0.00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0|00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____
Signature of Grantee or Authorized Representative _____
Title _____

(308) 675-4035
Phone Number 9-25-2023

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept Use Only
Mo. 9 Day 27 Yr. 23	\$ Exempt # 15	BK 2023, Pg 1843	

Nebraska Department of Revenue
Form No. 96-289-2008 10-2020 Rev. Supersedes 96-289-2008 Rev. 6-2019
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Attachment to Form 521
Joyce Talkington Estate

5 Archie Talkington, Personal Representative of the Estate of Joyce Talkington
2583 Manderson Street
Omaha, NE 68111

6 Dale Talkington, Donna Talkington, Estate of Mildred Elaine Holzen,
James "Archie" Talkington, Rebecca Olson, and Daniel Talkington
c/o Denise Myers, Attorney
415 S High St.
Cairo, NE 68824

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Sept A.D., 2023, at 10:21 o'clock AM. Recorded in Book 2023 on Page 1843
Debra Hartzel County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-23
\$ Exempt # 5 By AB

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

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

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

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 GRANTEEES, 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 Holzen;
- 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: Sept 22, 2023.

Archie Talkington
Archie Talkington, Personal Representative
Estate of Joyce Talkington, Deceased

STATE OF Nebraska)
COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me on this 22 day of Sept, 2023, by Archie Talkington, as Personal Representative of the Estate of Joyce Talkington, Deceased.

Bonnie L. Will
Notary Public



Residential & Commercial Sales Worksheet

Crty No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1845	9/27/2023	Base: 65-0011		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
000605500	239	1	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4487			00	0	40005		013	1652
Land	Improvements	Total	Date of Sale Property Classification Code								
6, 120	258, 020	264, 140	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 03	C) 3	D) 1	E) 7	F) 5			
			Residential				Commercial				
Multiple Improvements:			Multiple Improvements: 3								
Construction Date:			Construction Date: 1950								
Floor:			Floor Sq. Ft.: 6,240								
Building Cost New:			Cost: 148,760								
Single Family Style:			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 493 Other1: 473 Other2:									
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 5									
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input checked="" type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality:								
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 30									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn									
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent									
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
CORPORATION WD											
Comments from 000605500 000626300											
Comments:											
(Continue on back)											

Real Estate Transfer Statement

239

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 9 Day 27 Yr. 23 4 Date of Deed Mo. 9 Day 27 Yr. 23

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller)
Cooperative Producers Inc.
 Street or Other Mailing Address
P.O. Box 1008
 City Hastings State NE Zip Code 68902
 Phone Number N/A
 Email Address N/A

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer)
Ely's Incorporated
 Street or Other Mailing Address
P.O. Box 185
 City Guide Rock State NE Zip Code 68942
 Phone Number 402-257-2125 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
--	---	--------------------------------------

14 What is the current market value of the real property?
\$230,000

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

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

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

18 Address of Property
102 University, Guide Rock NE 68942

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

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

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

22 Total purchase price, including any liabilities assumed	22	\$	230,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	230,000.00

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.
 John Ely

402-257-2125

Print or Type Name of Grantee or Authorized Representative _____
 Signature of Grantee or Authorized Representative [Signature] Title _____
 Grantor's Name _____
 Signature of Grantor or Authorized Representative _____ Title _____
 Grantee _____
 Date _____

26 Date Deed Recorded Mo. 9 Day 27 Yr. 23

27 Value of Stamp or Exempt Number \$ 517.50

28 Recording Data BK 2023, Pg 1845

For Dept Use Only

Nebraska Department of Revenue
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Exhibit A

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

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 County, Nebraska, according to the recorded plat thereof, EXCEPT

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, Page 305, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, Page 101, of the records of Webster County, Nebraska and now operated by Burlington Northern and Santa Fe Railroad Company, AND

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/27/23
\$ 517.50 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 27 day of September A.D., 2023, at 01:09 o'clock PM. Recorded in Book 2023 on Pages 1845-1846

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

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

CORPORATION WARRANTY DEED

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

See attached Exhibit "A"

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances 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: Sept. 27th, 2023.

COOPERATIVE PRODUCERS, INC.

BY: *Gary R. Brandt*
GARY R. BRANDT, Chief Executive Officer

STATE OF NEBRASKA)
) S.S.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on Sept. 27th, 2021, by Gary R. Brandt, Chief Executive Officer of Cooperative Producers, Inc.



Laurie L. Hawes
Notary Public

Commission Expires: 6-24-27

Exhibit A

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

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 County, Nebraska, according to the recorded plat thereof, EXCEPT

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, Page 305, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, Page 101, of the records of Webster County, Nebraska and now operated by Burlington Northern and Santa Fe Railroad Company, AND

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

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1848	9/29/2023	Base: 91-0074		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
001707000	240	4 05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4133	4	10	11	3	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
73,360	202,310	275,670	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG ACREES: VALUE:			LCG ACREES: VALUE:			LCG ACREES: VALUE:					
IRRIGATED	IAI		GRASSLAND			IG1	20.660	28,920			
	IA					IG					
	2AI					2G1	4.000	5,600			
	2A					2G					
	3AI					3G1					
	3A					3G					
	4AI					4G1					
	4A					4G					
DRYLAND	ID1		Shelterbelv/Timber								
	ID		Accretion								
	2D1		Waste								
	2D		Other								
	3D1		AG LAND TOTAL			24.660	34,520				
	3D		Roads			1.110					
	4D1		Farm Sites			1.000	13,840				
	4D		Home Sites			1.000	25,000				
			Recreation								
	Dwellings	138,270	Other								
	Outbuildings	64,040	Non-AG TOTAL			3.110	38,840				

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JOINT TENANCY QCD; UPDATE CORRECT LAST NAME FOR SPOUSE

Comments from
001707000

Comments:

(Continue on back)

Supplement to Form 521
Victoria M. Alber and Andrew Alber

A tract of land 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:

Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) and Place of Beginning, thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W 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 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 road;

and a permanent access easement across property legally described as follows:

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:

Commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence 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 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51"E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of 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 feet thereof is presently being used as a public road.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Bk 2023, Pg 1848

Date: 09/29/23
By AS
\$ Ex05a

State of Nebraska }
County of Webster }

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 1848-1849

Anthony King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

JOINT TENANCY QUITCLAIM DEED

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

A tract of land 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:

Commencing at the Southeast Corner of said Southwest Quarter (SW1/4) and Place of Beginning, thence N00°04'45"W (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 988.00 feet; thence S88°02'55"W 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 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 road;

and

A permanent 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:

Commencing at the Southwest corner of said Southwest Quarter (SW1/4) thence 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 feet; thence N74°23'45"E a distance of 12.55 feet; thence S01°02'51E a distance of 25.83 feet; thence S74°23'45"W a distance of 1.93 feet; thence S55°40'26"W a distance of

30010
37530

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

245

FORM
521

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

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

1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 9 Day 18 Yr. 23	4 Date of Deed Mo. 9 Day 18 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark A Van Beber and Oxana Van Beber Street or Other Mailing Address 426 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) MOXANA, LLC Street or Other Mailing Address 544 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(e) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address	Email Address	

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

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

8 Type of Deed

Bill of Sale Corrective Land Contract/Memo Partition Sheriff Other _____

Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Personal Rep. Trust/Trustee Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Other (Explain) Family LLC

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

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

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

14 What is the current market value of the real property?
\$28,550

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

18 Address of Property
137 W 4th Avenue + 705 N Chestnut St
Red Cloud, NE Red Cloud, Ne

19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a No address assigned **18b** Vacant land
Same as Grantee

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

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

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?
 Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions)

22	\$	0.00
23	\$	0.00
24	\$	0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5b**
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
KOBY MCCracken

Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 Attorney
 (402) 746-3613
 Phone Number
9/18/23
 Date

26 Date Deed Recorded
 Mo. **10** Day **13** Yr. **23**

27 Value of Stamp or Exempt Number
\$ Exempt # 5b

28 Recording Data
BK2023, Pg 1873

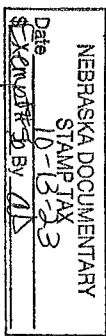
Register of Deed's Use Only
 For Dept. Use Only

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

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 Seventy-six (76) feet of Lot Sixteen (16) all in Block Five (5), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of OCT A.D., 2023, at 12:53 o'clock P.M. Recorded in Book 2023 on Page 1813
Abbey Hain County Clerk
12.25 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

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

The South Half (S $\frac{1}{2}$) of Lot Five (5) and all of Lot Six (6), Block Seven (7), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska; and
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 Seventy-six (76) feet of Lot Sixteen (16) all in Block Five (5), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed September 13, 2023.

Mark Van Beber
Mark Van Beber
Oxana Van Beber
Oxana Van Beber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 13, 2023, by Mark Van Beber and Oxana Van Beber, husband and wife.



Kory Moxana
Notary Public