Agricultural Land Sales Worksheet

Cnty No. Bo	Book 1	Page	Sale Date	ate				School	Distr	School District Code			
		MH4	10/27/2023	2023	Base: 9	91-0002	A	Affiliated:	+		Unified:	ed:	
Location ID	Sale Number	ber	Useability & Code #	Code#				Par	Parcel Number	mber			
002651600			1	,	GeoCde	Twn	Ring	Sect	Ort	Subdiv	Area	Blk	Parcel
Ω	Date of Sale Assessed Value	sessed V	alue		4371	2	11	35	1 (00000		000	0000
Land	Improvements	nents	Total	1		Dat	te of Sa	le Proj	erty (Date of Sale Property Classification Code	tion C	ode	
		495		495	Status	Prope	Property Type	Zoning	ning	Location	City Size	Size	Parcel Size
	Irrigation Type:	pe:			A) 3	В)	01	G	5	D) 3	E)	0	F) 0
LCG	ACRES:	S:	VALUE:	E:		LCG			ACRES:	S:		VALUE:	E:
IRRIGATED 1A1					GR.	GRASSLAND	D 1G1						
1A							16						
2A1							2G1						
2A							2G						
3A1							3G1						
3A							3G						
4A1							4G1						
4A							4G						
DRYLAND 1D1					SI	Shelterbelt/Timber	/Timber						
ID						A	Accretion						
2D1							Waste						
2D							Other						
3D1					AG L	AG LAND TOTAL	OTAL						
3D							Roads						
4D1			***************************************			Fai	Farm Sites						
4D						Hor	Home Sites						
						Re	Recreation						
Dwellings				495			Other						
Outbuildings			NATIONAL CONTRACTOR		Non	Non-AG TOTAL	OTAL						

		002651600	Comments from Cor			1964 HART MFG MOBILE HOME	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:			e design		Total Recapture Value:

NEBRASKA

Manufactured Housing Transfer Statement

521 NH

•	To be lifed with the County Treasurer. • Read Instructions on reverse side
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If additional space is needed, add an attachment and identify the applica	0
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25 22 Name and 20 Situs address of the Manufactured Home Before Sale 19 Vehicle Identification Number 14 Length (Without Hitch) 13 Was the sale through an real estate agent or title company? 11 What is the current market 10 Was the sale between relatives? (If Yes, check the appropriate box.) 8 Was ownership transferred in full? (If No, explain the division.) Current Mailing Address (Number and Street or PO Box) 5 Seller's Name, Address, and Telephone (Please Print) 1 County Name here ngis Was non-real property included in the purchase? 25a Furnishings and 25c indicating the cost amount of each.) 25c Set-up Costs..... 25b Moving Costs.... Total purchase price, including any liabilities assumed.... of Transfer Rentolle Bell Address of the Land Owner NO If Yes, include the name of the agent: _ Z O complete Auction Under penalties of law, I declare that I have examined this statemen plete. And correct, and that I am duly authorized to sign this statement. Email Address value of the manufactured housing? Parents and Child Grandparents and Grandchild Name of Buyer or Authorized Representative 15 Width Gift arches Exchange Representative 6 County Numbe examined this statement and that it is, to the best of my knowledge and belief, true, FIN Foreclosure Brothers and Sisters Step-parent and Step-child YES Granner -MF Satisfaction of Contract 23 Legal Description of the Land 3 Date of Sale 400-1-2-4012 To L 21 Name and Address of Person to Whom the Tax Statement Should be Sent 9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) □NO (If Yes, complete 25a, 25b Current Mailing Address (Number and Street Daytime Phone 6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name 100 Aunt or Uncle to Niece or Nephew Day 27 25c 25b 25a 17 Model - Allewise DOGE DAR 20 Life Estate Other (Explain.) ールアクル applicable item number. Email Address 1 a3 or PO Box) 24 Family Corp. or Partnership 10-27-23 Date 1-81-80h Daytime Phone

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.

G 67 11 11 Winess	DATE OF SALE	PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)	SIGNATURE OF SELLER	SIGNATURE OF SELLER	ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN	est, being the awner of the vehicle described within the single pulping particles are some actual bestore my source of the vehicle described within the cattle bestore my source of the actual source of the source	SELLER MUSTCOMPLETE Federal and State law requires that the seller state the mileage in conne imprisonment (RETAIN COPYLEDRS SYEARS)			RAY L ZURCHER 777 HIGHWAY 281 LOT 7 RED CLOUD NE 68970-7700	Mail To	Previous Title Body Style NE 1917/74500003 MANUFACTURED HOME	Vehicle Identification Number Year HH2074 1964
County WEBSTER My Hand And Official Seal The Date Shown	SIGNATURE OF PURCHASER	I AM AWARE OF T MADE SIGNATURE OF PURCHASER	orry constant	ADDRESS	PRINTED NAME OF PURCH	ficate of Title, hereby sells and assigns all right, this leage of the vehicle unless one of the following state of the mileage stated is in access on is one of the first of the actual.	PURCH the transfer of ownership. Failure to comple		OR DE	Reside 777-HI RED C Owner	<u> </u>	Color RED GREEN	Make / Model HART MFG. INC. /—
Title Number N000407278		THE ODOMETER STATEMENTS BY THE SELLER(S)	SIVIE ZIP		SER(S)	tleand interest in and to said Certificate of Title and the vehicle and the said Certificate of Title and the vehicle are the said certificate of Title and the vehicle are the said Certificate of Title are the sa	PURCHASER'S INFORMATION STANDOR OF THE PROPERTY OF THE PROPERT		OR DENISE L ZÜRCHER WROS	Residential Address 777-HIGHWAY 281LOT7 REDICEOUD NE 68970-7700 Owner Name(s) DAY THOCHED	Purchase Date Issue Date 27-Oct-2023 27-Oct-2023		

\$10.00

JANET K KNEHANS

NEBRASKA

Good Life, Great Service.

FORM **521**

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

26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. 10 Day 5 Yr. 2038 \$ FXCMPH # 12 BY 3033, F3 1850 Nebraska Department of Revenue Form No. 96-269-2008 Rev. 8-2009 Grantee—Retain a copy of this document for your records.	antee or Authorized Representative Title	25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12 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. 75-30	22 Total purchase price, including any liabilities assumed 22 \$ 23 Was non-real property included in the purchase? \$	Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Platt's Addition Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction	Red Cloud, NE 68970	Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title of the agent or title company contact.) Yes No No No Addition of Property Yes The Contact of Property Yes The Contact of Property Yes Yes	□ Brothers and Sisters □ Grandparents and Grandchild □ Spouse □ Ex-spouse □ Parents and Child □ Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$139,875	11 Was ownership transferred in tull? (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.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 14 Was real estate purchased for same use? (If No, state the intended use.) 15 Yes	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 Part Court Decree Exchange Grantor Trust Part Court Decree Decrease Grant Decrease Grant Decree Decree Decrease Grant Decree Decr	8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Ott Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate – Transfer on Death Executor Mineral V Quit Claim Warranty	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Exempt Commercial Recreational	(402) 806-0150 (785) 302-1325 If Yes, is the grantee a 509(a) foundation? Email Address Email Address	State Zip Code City Red Cloud FL 32068 Red Cloud Phone Number Is the grantee a	hddress k Court	Grantor's Name (Seller) Grantor's Name (Seller)	WEBSTER - 91 Mo. 10 Day 5 Yr. 22 Mo	burny reactions
For Dept. Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Phone Number 10-5-33 Date	ief, true, complete, and 785-503-52	\$ \$	Addition to Red	identalis Ottobal pe Cett	e the	mount and interest rate.)	e use? (If No, state the intended use,	☐ Transfer on Death ☐ Trustee to Beneficiary act ☐ Other (Explain)	Otherstee	(C) Assessed Mobile Home	509(a) foundation? Yes VNo	Ses Ses Ses Ses Ses Ses Ses Ses Ses Ses		se riui;	Day 26 Yr. 35	

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

o'clock_ Entered on the numerical index and filed for record in the Clerk's office of said county this day STATE OF STATES M. Recorded in Book (1888) A.D., 2023 County Clerk at O

D.50 _Comp_

Assessor

Carded

NEBRASKA DOCUMENTARY STAMP_TAX D By

QUITCLAIM DEED

Wickham, whose mailing address is 125 N Franklin St, Red Cloud, NE 68970. whose mailing address is 2200 Scarlet Oak Court, Middleburg, FL 32068 conveys to Grantee, Garrett THIS QUITCLAM DEED, Executed this 26 _ day of S Scotember $_{ extstyle J}$ 2023, by the Grantor, Jenny Barr

following described parcel of land and improvements and appurtenances thereto in the County of the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto WITNESSETH, That the said Grantor for good consideration for the sum of \$0.00 paid by the said Webster, State of Nebraska, to wit:

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Platt's Addition to Red Cloud, Webster County, Nebraska

Executed rad more 26, 2023

STATE OF Jenny/Barr 5

COUNTY OF

SS

Jenny Barr. The foregoing instrument was acknowledged before me on September 2023 by



Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin											
					nts:	Comments:					00	Comments from 000166400
									SPOUSE	WEEN EX-	QCD; TRANSFER BETWEEN EX-SPOUSE	QCD; TRI
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nt	□ Excellent	(60)									Two Story Duplex	(305) 🗆 Two S
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F) 2	<u>н</u>	D) 1	Н	S	01	B)	A) 1)	CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type		Status	139,875		137,570	305	2,
	tion Code	Date of Sale Property Classificatio	operty (ale Pro	ate of S	D		Total		Improvements	ф	Land
0000	007	10105	0 1	00			4491		⁷ alue	Date of Sale Assessed Value	Date of Sa	
Parcel	Area Blk	Subdiv Ar	Dr.	Sect	Rng	Twn	GeoCde	05	4	241		000166400
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	Unified:	7	ted:	Affiliated:		91-0002	Base:	10/5/2023	10,	1850	2023	91
		School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

NEBRASKA

Real Estate Transfer Statement

FORM

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 26 Date Deed Recorded sign here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 21 If agricultural, list total number of acres 20 Legal Description 23 Was non-real property included in the purchase? | Yes 22 Total purchase price, including any liabilities assumed . . . 18a No address assigned 18 Address of Property 16 Does this con 14 What is the current market value of the real property? 13 Was the transfer between City 5 Grantor's Name, Address, and Telephone (Please Print) Mo. 10 Day 6 9 7 Property Classification Number. Check one box in categories A and B. Street or Other Mailing Address 8 Type of Deed Phone Number Grantor's Name (Seller) 1 County Name Good Life, Great Service Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes Yes (A) Status Yes M Improved □ Cemetery 0+ OLL Bill of Sale Unimproved Signature of Grantee or Authorized Representative Print or Type Name or Grantee or Authorized Representative Blue No $\frac{1}{2}\frac{30}{15}$ yance divide a current parcel of land? N_O Death Certificate – Transfer on Death Block 15 Corrective Conservator <u>`</u> 10 Guide Single Family 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. 270 relatives, or if to a trustee, are the trustor Aunt or Uncle to Niece or Nephew Brothers and Sisters 2 Ex-spouse Multi-Family Commercial 11:11 Select County & County Number 18b 3 Nebraska ☐ Vacant land 10 Type of Transfer ea 5 Value of Stamp or Exempt Number \$ 2 27 ROCK, NE Auction Court Decree State line E Guide Register of Deed's Use Only ☐ Recreational Agricultural Industrial Street Exchange Easement Distribution Easement Executor Distribution and beneficiary relatives? (If Yes, check the appropriate box.) Rock Vances Addition No (If Yes, enter dollar amount and attach itemized list.) Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild \$4°% Check C if property is also a mobile home. Grantor Trust Gift Foreclosure Land Contract/Memo Lease Mineral (B) Property Type 28 Recording Date Title 19 15 City Phone Number Street or Other 3 5 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Email Address Grantee's Name (Buyer) Mineral Interests-Producing Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sen Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mo. Same Yes Partition Life Estate ∬lrrevocable Trust ☐ Revocable Trust 10 Day _ Guide 2023 avis No No Partition Quit Claim 25 Step-parent and Step-child Personal Rep. 6 x 23 Self Spouse webs ter X Sale ROCK Scott State State State N Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract grante. Sheriff Trust/Trustee Warranty ∞ 4 Date of Deed Mo. 10 Day S Authorized by Neb. ☐ Exempt State Assessed Rippen Street 24 23 22 60 Other ☐ Trustee to Beneficiary Hoa-357-Rev. Other (Explain) Transfer on Death Other Stat. §§ 76-214, 77-1327(2) For Dept. Use Only Date C 6 0 Mobile Home 52 Y. 0 لع Yes Yes 0 000 W

Grantee-

Retain a copy of this document for your records

e Ramille Coul	To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.	[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]	COOG132000 COOG13200	S III	KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of fruct hundred (\$ 400) in hand paid to (\$ 400) in hand paid to (and north-banked around individual AKAG, TESTING at \$01 W Saline County of Webself , City of Blue Hill , State of Webselfer	Nebster COUNTY	QUIT CLAIM DEED	S	State: Nebraska Zip Code: 68943	Name: Tavis Scott Rippen Address: 335 Webster St Guide Rock	Name: Tovis Soft Ripper Name: Tovis Soft Ripper Address: 235 webster st Guide Rock State: Newaska Zip Code: Galla After Recording Return To	NEBRASKA DOCUMENTARY STAMP TAX Data 10-6-3 \$ 3 35 By (1)
OLD HOLD TOOM SOME BY COMM. EXP.	all and singular the appurtenances g, and all the estate, right, title, interest. first party, either in law or equity, to the d second party forever.	ERE OR ATTACH AND INSERT]	s addition	remise, release and forever quilciaim to residing at 335 Webster St., state of Nebroska rights, title, interest, and claim in or to the bster county.	ESE PRESENTS, That for and in consideration of the sum of (s. 400) in hand paid to a market individual exercited at 801 Weating.		DEED	Space Above This Line for Recorder's Use		IndCompAssessorCarded		

W

GENERAL NOTARY - State of Nebraska
JACQUELINE A. KUCERA
My Comm. Exp. December 31, 2023

Residential & Commercial Sales Worksheet

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	Unified:	Ur		ed:	Affiliated:		65-0011	Base: 6	10/6/2023	10/	1853	2023	91
			School District Code	ol Disti	Schoo				Sale Date	Se	Page	Book	Cnty No.

Mo. 1D Day 6 Yr. 35 \$ 67. >C Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantor's Name (Seller) Grantor's Name (Seller) 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) here Street or C sign 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . 18a No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 11 Was ownership transferred in full? (If No, explain the division.) X Yes No 23 Was non-real property included in the purchase? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 402-310 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. NEBRASKA 8 Type of Deed alocolo Craig Craig Street or Onder Mailing Address U.32 Sail Side it. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller N No Date Deed Recorded County Name May 1986 1832 199 mail. Com Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status Marylee 632 Yes M Improved Yes DEPARTMENT OF REVENUE Cemetery ÖL Bill of Sale Unimproved 101.554 **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. \$30,000 Ignature of Grantee or Authorized Representative $\overline{f X}$ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \dots infor Type Name of Grantee or Authorized Representative -7743 **⊠** ĕ X No Guide Death Certificate - Transfer on Death ☐ Corrective Conservator BLX H 410 W Douglas Ave | Single Family 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. Multi-Family W Commercial ___ Aunt or Uncle to Niece or Nephew Brothers and Sisters WEBSTER - 91 18b Uacant land Somes Meutineer 10 Type of Transfer Value of Stamp or Exempt Number \$ (07.50 Guide Rack Court Decree County Number Auction Real Estate Transfer Statement Register of Deed's Use Only Recreational Agricultural Industrial Exchange J Easement] Distribution Executor _ Easement Distribution Subdivision 4 Parents and Child 885% Grandparents and Grandchild Grantor Trust GH Foreclosure Mineral Land Contract/Memo (B) Property Type Title Mineral Interests-Producing 28 Phone Number 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Gude Pock Street or Other Mailing Address Grantee's Name (Buyer) 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Recording Data Mineral Interests-Nonproducing Mo. 10 Day 6 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) by ordinance 大山のみ Partition Irrevocable Trust Life Estate michels le @ i cloud. Com 19-5980 Guide Rock, NE 18942 450 w Douglas Ave. No No X Yes X Quit Claim Personal Rep. J Partition Lee McCutcheon Self Step-parent and Step-child Spouse ا :خ X Sale Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract Revocable Trust 1854 S S Warranty ___ Trust/Trustee Sheriff ☐ Yes Exempt 4 Date of Deed State Assessed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 10 Day **2**2 22 24 123 8 69 60 Other (Explain) Transfer on Death Other 10/6/23 Date 402-879-5980 For Dept. Use Only Phone Number 30,00g FORM ≾ Yes X No Mobile Home بو W 900 K Fo 8

Grantee—Retain a copy of this document for your records

Date NEBRASKA DOCUMENTARY
STAMP TAX
10 - 6 - 2 3 D By QL

RECORDING REQUESTED BY:

o'clock

1. Recorded in Book 302 A.D., 20 23, at 3:45

Clerk's office of said county this

Entered on the numerical index and filed for record in the

State of Nebraska ss. County of Webster

Justin Lee McCutcheon

50.

comp

Assessor

Discount Rapard

County Clerk

Deputy Carded

Justin Lee McCutcheon

INSTRUMENT PREPARED BY:

450 w douglas ave

Guide Rock, Nebraska 68942

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Justin Lee McCutcheon

450 w douglas ave

Guide Rock, Nebraska 68942

RETURN DEED TO:

Justin Lee McCutcheon

450 w douglas ave

Guide Rock, Nebraska 68942

QUIT CLAIM DEED FOR NEBRASKA

STATE OF NEBRASKA

COUNTY OF WEBSTER

THIS DEED is made this day of Choose 5, 2023 by and between the "Grantor,"

Craig Steven James, an unmarried individual residing at 632 Sailside Dr., Lincoln, Nebraska 68528

AND the "Grantee,"

Justin Lee McCutcheon, a married individual residing at 450 w douglas ave, Guide Rock, Nebraska 68942

appurtenances belonging thereto, located in webster county, Nebraska, subject to any restrictions herein: interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, FOR VALUABLE CONSIDERATION of the sum of \$30,000, the receipt and sufficiency of which is hereby

Property Address: 410 W Douglas Ave., guide rock, Nebraska 68942

Legal Description: W 101.5ft BLK H Guide Rock Subdivision by Ordinance

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

_(date).

Grantor signed, sealed, and delivered this quit claim deed to Grantee on

Grantor (or authorized agent)

The State of the s

Print Name: CRAILS James

NOTARY ACKNOWLEDGMENT

NEBRASKA
COUNTY OF WEBSTER

person(s) acted, executed the instrument. capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are On 10/5/2023 before me, Smit , personally appeared Craig Steven James,

WITNESS my hand and official seal.

Commission Expires: January 14, 3034

GENERAL NOTARY - State of Nebraska LORI L SMITH My Comm. Exp. January 14, 2024

Notary Public, Nebraska

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date			_	Scho	ol Dist	School District Code			
91	2023	1854	10	10/6/2023	Base: 6	65-0011	<u> </u>	Affiliated:	ed:		Unified:	ed:	
Location ID		Sale Number	Useabil	Useability & Code#				P_2	Parcel Number	umber	ı		
000621700	00	243	щ		GeoCde	Тwп	Ring	Sect	Qrt	Subdiv	Агеа	Blk	Parcel
	Date of	Date of Sale Assessed Value	Value		4487			00	0	40030		000	0000
Land		Improvements	-	Total		Da	te of S	ale Pro	perty	Date of Sale Property Classification Code	tion C	ode	
5,	525	19,850		25,375	Status	Prop	Property Type	<u>-</u>	Zoning	Location	City	City Size	Parcel Size
Assessor Location:	- 1	GUIDE ROCK ((GR)		A) 1	В)	01	3	Н	1 (d	Œ	7	F) 5
				Residential		-				Commerci	ial		
	Multiple l	Multiple Improvements:	Multiple. Im	Multiple. Improvements. :		M	Multiple. Improvements. :	пргочеп	nents.:				
	Con		Construction Date:	Date: 1900	00	C	Construction Date:	on Date :					
		Floor:	Floor Sq. Ft. :	1,752	52	H.	Floor Sq. Ft. :	t.:					
	Buil	Building Cost New:	Cost:	175,040	10	C	Cost:						
Single Family Style:			Residentia	Residential Condition: 20)	C	ommer	cial Oc	Commercial Occupancy Code:	Code:			
(100) □ Mol	Mobile Home		(10)	Worn Out		멸	Primary:		유	Other1:		Other2:	
(101) 🗆 One	One Story		(20) 🗷	Badly Worn		C	ommer	cial Co	nstructi	Commercial Construction Class:			
(102) 🗆 Two	Two Story		(30)	Average			(E)	Firepro	oof Stru	Fireproof Structural Steel Frame	Frame		
(103) 🗆 Spli	Split Level		(40)	Good			(2)	Reinfo	rced Cc	Reinforced Concrete Frame	le		
(104) 😠 11/	1 1/2 Story		(50)	Very Good			(3)	Mason	пу Веаг	Masonry Bearing Walls			
(111) 🗀 Bi-I	Bi-Level		(60)	Excellent			(4)	Wood	or Steel	Wood or Steel Framed Ext. Walls	t. Wall	S	
(106) □ Other	er 						(5)	Metal:	Frame a	Metal Frame and Walls			
Townhouse or Duplex Style:	Duplex Style		Residential Quality:	l Quality: 40			(6) 	□ Pole Frame	rame				
(301) □ One	One Story		(10)	Low		ဝ	Cost Rank:	 		Co	ndition:	n:	
(302) 🗆 Two	Two Story		(20)	Fair		0	(10)	□ Low		(10)	1	□ Wom Out	Dut
(307) □ 11/2 Story	2 Story		(30) 🗆	Average		<u> </u>	(20)	Ауегаде	ge 	(20)		Badly Worn	Wom
(308) 🗆 Spli	Split Level		(40) 🗷	Good		<u> </u>	(30)	Above	☐ Above Average	e (30		Average	ชั
(309) 🗆 21/	2 1/2 Story		(50)	Very Good		~	(4 0)	High		(40)		Good	
(304) 🗆 One	One Story Duplex		(60)	Excellent						(50))) 🗆	Very Good	rood
(305) □ Two	Two Story Duplex									(60))) 🗆	Excellent	ant
Assessor's	Adjustme	Assessor's Adjustment to Sale Price (+ or -):	ice (+ 01	; -?									
Assessor Co	mments and	Assessor Comments and Reason for Adjustment:	ljustment	• •					:				
<u>Ö</u> CD													
Comments from	rom				C	Comments:	īs:						
000621700	700												
												(Conti	(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

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

子ろ

FORM **521**

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	A	yenue
9	28 Hecording Data で大いりる の 181	Mo. 10 Day 11 Yr. 33 \$ 78. 15
For Dept. Use Only	Only	2
Date	Title	Nere Signature of Grantee or Authorized Representative
Phone Number 10/ /2023	Grantee	Sign Print of Type Name of Granipe or Authorized Representative
and belief, true, complete, and	t it is, to the best of my knowledge	Under penalties of law, I declare that I have examined this statement and that it correct, and that I am duly authorized to sign this statement. Ronald T. Strobl
	ion number	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
24 \$ 35,000,00		24 Adjusted purchase price paid for real estate (line 22 minus line 23)
S	e instructions)	23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions).
22 \$ 25,000,00		22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		20 Legal Description (Attach additional pages, if needed.) See Attached
		18a No address assigned 18b Vacant land
e Tax Statement Should be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	lots
t or a title company? (If Yes, include the name Yes GTA Real Estate Group No	of the agent or title company contact.) 🔽 Yes GTA Real	Yes No
e the amount and interest rate.)%		\$35,000
ep-child	1	Exspouse Parents and Child A What is the current modest value of the modes are a second.
Other	Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	☐ Yes ✓No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corporation ☐ Brothers and Sisters ☐ Grandparer
	relatives? (If Yes, check the appropriate box.)	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
se? (12 Was real estate purchased for Yes No No	11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo
Trustee to Beneficiary f Contract Other (Explain)	Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract	O Court Decree Exchange
	closure Irrevocable Trust Revocab	nsfer Distribution
Trust/Trustee Warranty	Personal Rep.	☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Cermetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐
Sheriff Other]Land Contract/Memo Partition Sh	Distribution
Exempt		ed Multi-Family
(C)	(B) Property Type Mineral Interacts Nonproducing	(A) Status Single Family Industrial
	C if property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
Is the grantee a 501 (c)(3) organization? Yes \checkmark No If Yes, is the grantee a 509(a) foundation? Yes \checkmark No	-3518	301-841-903
		Per -
	Street or Other Mailing Address 428 N Chestnut St	Street or Other Mailing Address H 64 S N M M 2041 Octor
obl	Grantee's Name (Buyer) Ronald T. Strobl and Lara J Strobl	Grantor's Name (Seller) Samuel Heater and Toni Heater
ľ	6 Grantee's Name, Address, and Telephone (Please Print)	5 Grantor's Name, Address, and Telephone (Please Print)
Mo. 10 Day 7r. 2023	Mo. 10 Day 11 Yr. 2023	WEBSTER - 91
ely completed.	nent is signed and items 1-25 are accurate	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

All of Block Nine (9), Kaley & Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, and including all of the alleys in said Block Nine (9) which have previously been vacated by the City of Red Cloud, Nebraska, pursuant to ordinances duly and lawfully passed and enacted by said City, but excepting those parts of Block Nine (9) which have heretofore been conveyed to the City of Red Cloud, Nebraska, as street right-of-way or to the Chicago, Burlington & Quincy Railroad Company as additional right-of-way for the railroad, Webster County, Nebraska

outly of freezens	of Webster	tate of Nebraska \ss.
Ente		

Entered on the numerical index and filed for record in the numerical index and filed for record in the Clerk's office of said county this 1 day of 0.0. A.D., 2023 at 8:38 o'clock 0.M. Recorded in Book 2023 orclock O.M. I on Page 100-1

Obboth bridg county Clerk

Obboth bridge County Clerk

NEBRASKA DOCUMENTARY STĄMP, TAX

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

'nd.

Comp___Assessor.

Carded

JOINT TENANCY WARRANTY DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): Strobl, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the (\$1.00) and other valuable consideration received from Grantees, Ronald T. Strobl and Lara J. Samuel Heater and Toni Heater, husband and wife, Grantons, in consideration of ONE DOLLAR

All of Block Nine (9), Kaley & Jackson's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, and including all of the alleys in said Block Nine (9) which have previously been vacated by the City of Red Cloud, Nebraska, pursuant to ordinances duly and lawfully passed and enacted by said City, but excepting those parts of Block Nine (9) which have heretofore been conveyed to the City of Red Cloud, Nebraska, as street right-of-way or to the Chicago, Burlington & Quincy Railroad Company as additional right-of-way for the railroad, Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

COUNTY OF WEBSTER STATE OF NEBRASKA Executed Charles le , 2023.) ss. GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2024

sensiti Vin ha

The foregoing instrument was acknowledged before me on October by Samuel Heater and Toni Heater, husband and wife.

6

, 2023

Motary Public Manus O

My commission expires: May 19, 2024

Residential & Commercial Sales Worksheet

(Continue on back)	(Cor											
											000	000747000
					ents:	Comments:					from	Comments from
												JTWD
								:	ljustmeni	Reason for Ac	Assessor Comments and Reason for Adjustment:	Assessor C
								r-):	ice (+ o	it to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor
llent	☐ Excellent	(60)									Two Story Duplex	(305) 🗆 Tw
Very Good	□ Very	(50)						Excellent	(60)		One Story Duplex	(304) Or
	□ Good	(40)		1 High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
age	☐ Average	(30)	Above Average	□ Above	(30)			Good	(40)		Split Level	(308) 🗆 Sp
Badly Worn	□ Badly	(20)	ge	1 Average	(20)			Average	(30)		1 1/2 Story	(307) 🗆 11
Worn Out	□ Won	(10)] Low	(10)	1		Fair	(20)		Two Story	(302) 🗆 Tw
	Condition:	Con		nk:	Cost Rank:			Low	(10)		One Story	(301) 🗆 Or
			rame	□ Pole Frame	(S)			Residential Quality:	Residentia		Townhouse or Duplex Style:	Townhouse o
		nd Walls	Metal Frame and Walls		(5)						Other	(100) 🗆 Ot
	Walls	Wood or Steel Framed Ext.	or Steel		(4)			Excellent	(60)		Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls		(3) 			Very Good	(50)		1 1/2 Story	(104) 🗆 11
		Reinforced Concrete Frame	orced Cor	1	(2)			Good	(40)		Split Level	(103) 🗆 Sp
	rame	Fireproof Structural Steel Frame	oof Struc	l Firepr	Ξ 🗆			Average	(30)		Two Story	
		n Class:	Commercial Construction Class:	rcial Co	Comme			Badly Worn	(20)		One Story	(101) 🗆 Or
	Other2:	x1:	Other1:	'	Primary:			Worn Out	(10)		obile Home	(100) □ Mobile Home
		Code:	Commercial Occupancy Code:	rcial Oc	Comme			Residential Condition:	Residentia		y Style:	Single Family Style:
					Cost:			. -	Cost:	Building Cost New:	Buildi	
				Ft. :	Floor Sq. Ft. :	1			Floor Sq. Ft. :	Floor:		
				Construction Date:	Construc			Date:	Construction Date:	Construction Date:	Const	
			nents.:	Multiple. Improvements.:	Multiple.			Multiple. Improvements. :	Multiple. Im	Multiple Improvements:	Multiple In	
	1	Commercial						Residential				
F) 3	E) 6	D) 1	н	S	01	В)	A) 1		0)	CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pro	Status	13,155		3,260	9,895	9
-	on Code	Date of Sale Property Classification Code	operty (Sale Pr	ate of	Œ		Total	-	Improvements		Land
0000	009	10035	0 1	00			4491		Value	Date of Sale Assessed Value	Date of S	
Parcel	Area Blk	Subdiv A	Qrt	Sect	Rng	Тут	GeoCde		н	244	000	000147000
		mber	Parcel Number	Pş				Useability & Code#	Useabil	Sale Number		Location ID
	Unified:	I	ted:	Affiliated:)02	91-0002	Base:	10/11/2023	10,	1869	2023	91
		School District Code	ol Distr	Scho				Sale Date	7.0	Page	Book	Cnty No.

NEBRASKA

Good Life, Great Service.

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

FORM **521**

	Neb. Hev. Stat. §§ 76-214, 77-1327(2)	Retain a copy of this document for your records.	nis documei	16-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 Grantee —
		2013/A 1875	28 Hecording	Mo. 10 Da
	For Dept. Use Only			Register of Deed's Use
	10/13/23 Date	stee	Title Truste	here Signature of Granted or Authorized Representative
	plete, and (407)717-4849 Phone Number	is, to the best of my knowledge and belief, true, complete, and $(402)_{\mathcal{L}}$	tee	correct, and that I am duly authorized to sign this statement. OUT TO SUIT AND A AME COUNTY TO SPRING OF TYPE Name of Grantee or Authorized Representative
. 19			n number	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
	0000	No (II res, enter dollar amount and attach itemized list.) 23	enter dollar ar	Adjusted purchase price paid for real estate (line 22 minus line
., .				Imed
		-	raska.	21 If agricultural, list total number of acres Webyas
X	ud, webster County,	Le Duc's Addition to Red Cloud, L	14	he west 100 feet of Lots 19 and 20, in
	L, LeDuc's Addition	22,23, and 24, Block 1	Lots 21,	to lot
		00)	7 87 87	a No address assigned 18b
		e as about	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Chest
ı	ment Should be Sent	State	19 Name a	18 Address of Property 18 III IV FOURTH AVE
1	If Yes, include the name	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	17 Was tra	Ses No
	terest rate.)	Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$	15 Was the I	65,
		nd Step-cl	"	14. What is the current market value of the real property?
J.				
l.		appropriate		13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?
∵ Ι'	(If No, state the intended use.)	Ise?		11 Was ownership transferred in full? (If No, explain the division.) Yes No
	Trustee to Beneficiary Other (Explain)	Iran Sale Iran Iran	ntor Trust	of an IRS like-kind exchange? C. § 1031 Exchange) Auction Easement Court Decree Exchange
1		Warranty	Foreclosure	as 10 Type of Transfer Distribution
	Other	Partition Sheriff Personal Rep. Trust/Trustee	Lease	Death Cartificate - Transfer on Peath Constitution Constitut
L				
	☐ Mobile Home	Mineral Interests-Producing State Assessed Mineral Interests-Producing	Mineral II	nproved Multi-Family
	(C)	Туре	(B) Property Type	Conclusion in the second secon
_		is also a mobile home.	ੜ는	7 Property Classification Number. Check one box in categories A and B. Check C
100	dation? Yes X No	If Yes, is the grantee a 509(a) foundation?	Email Address	ress
ı 1	8 5 8 6°	oud Negte	City	1000
1-3		ddress /	Street or C	et or Other Mailing Address P. D. 货 b x 3 4 3
\ 1/6/23	Trust dated 10/6/23	X.	Grantee's	Grantor's Name (Seller) A. Crowley
	Yr	s Name, Address, and Telephone	6 Grantee	ress, and Telephone (Please Print)
L	2	3 Date of Sale/Transfer A Date of Deed A Date of Deed	3 Date of S	1 County Number 1 County Number 2 County Number 4 Select County & County Number
_		statement is signed and items 1-25 are accurately completed.	ent is signer	The deed will not be recorded unless this

BOOK <u>2023</u> PAGE 1875

\$ Exempt# Sh By AD NEBRASKA DOCUMENTARY
STAMP TAX
10-13-2-3

comp

Assessor_

Carded

Courtney Crowley PO Box 343 Red Cloud, NE 68970 Return recorded document to:

WARRANTY DEED

COURTNEY CROWLEY, also known as COURTNEY A. CROWLEY, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE,

COURTNEY ADAMS CROWLEY, Trustee of the COURTNEY ADAMS CROWLEY LIVING TRUST dated the $6\frac{h}{}$ day of 0 cto 0023 _, 2023

201): conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-

- The East 42 feet of Lots 19 and 20, all of Lots 21, 22, 23, and 24, Block 1, LeDuc's Addition to Red Cloud, Webster County, Nebraska
 The West 100 feet of Lots 19 and 20, in Block 1, LeDuc's Addition to Red Cloud,
- 12 Webster County, Nebraska.

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

- а is lawfully seised of such real estate and that it is free from encumbrances,
- 6. 5 except easements, reservations, covenants and restrictions of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: October 6# , 2023

COURTNEY A. CROWLEY, also known as COURTNEY CROWLEY - Grantor Contray a. Crowley

STATE OF NEBRASKA, COUNTY OF Adams -- SS.

CROWLEY, a single person. The foregoing Warranty Deed was acknowledged before me on the day of 2023 by COURTNEY A. CROWLEY, also known as COURTNEY

GENERAL NOTARY- State of Nebraska
 ERIC GAWRYCH
 My Comm. Exp. May 17, 2026

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin										
									900	000 000135900	000136000
					Comments:	Сош		!		1 1	Comments from
								TRUST	eason for Adju	Assessor Comments and Reason for Adjustment: WD; TRANSFER PROPERTY TO TRUST	Assessor Co
							-):	e (+ or	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
TH.)	(60)				1				Two Story Duplex	(305) 🗆 Tw
bood		(50)					Excellent		(60)	One Story Duplex	(304) 🗆 On
			h'	□ High	(40)		Very Good	(50) X V	(5	2 1/2 Story	(309) 🗆 21
ัต) Average		Above Average	□ Abo	(30)		Good	(40) 🗆 G	(4	Split Level	(308) □ Spl
Worn	(20) □ Badly Worn	(20)	Average	□ Ave	(20)		Average	(30) 🗆 A	(3	1 1/2 Story	(307) 🗆 11
Out	(10) U Wom Out	(10)	V	□ Low	(10)		Fair	(20) 🗆 F	(2	Two Story	(302) □ Tw
	Condition:	Con		lank:	Cost Rank:		Low	(10) U L	(1	One Story	(301) 🗆 On
			□ Pole Frame	□ Pol₁	9		Quality: 50	Residential Quality:	R	Townhouse or Duplex Style:	Townhouse o
		nd Walls	Metal Frame and Walls	□ Me	9					ler	(106) 🗆 Other
	Walls	Wood or Steel Framed Ext. Walls	od or Steel	□ w₀	(4)		Excellent	(60) 🗆 E	(6	Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls	□ Ma:	3		Very Good	(50) 🗆 🔻	(3	1 1/2 Story	(104) 🖼 11
	(0)	Reinforced Concrete Frame	nforced Co	□ Rei	(2)		Good	(40) 🗆 🤉	(4	Split Level	(103) 🗆 Spi
	rame	☐ Fireproof Structural Steel Frame	proof Struc	□ Fire	Ξ		Average	(30) 🗆 A	ପ	Two Story	(102) 🗆 Tw
		on Class:	Commercial Construction Class:	nercial i	Comn		Badly Worn	(20) H P	<u>ට</u>	One Story	(101) 🗆 On
	Other2:	er1:	Other1:	y.	Primary:		Worn Out	(10) 🗆 V	(2)	bile Home	(100) Mobile Home
		Code:	Commercial Occupancy Code:	nercial	Comn		Residential Condition: 20	sidential (Single Family Style:
					Cost:	5	262,135	st:	Building Cost New: Cost :	Buildin	
				q. Ft. :	Floor Sq. Ft. :	1	1,971	Floor Sq. Ft. :			
			ite:	Construction Date :	Constr	7)ate: 1907	Construction Date:		Constr	
			Multiple. Improvements. :	e. Impro	Multipl		ovements.:	Multiple. Improvements. :	Multiple Improvements: M	Multiple Im	
	al	Commercia					Residential				
F) 2	<u>Б</u>	D) 1	() 1		01	A) 1 B)			CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	Location	Zoning	Гуре	Property Type	Status F	65,825		62,545	,280	3,
	ion Code	Classification Code	Date of Sale Property (f Sale l	Date of		Total	L-3	Improvements		Land
0000	001	10025	0	00		4371		alue	Date of Sale Assessed Value	Date of S	:
Parcel	Area Blk	Subdiv A	Qrt	Sect	n Rng	GeoCde Twn	05	4	246		000136000
		ımber	Parcel Number				Useability & Code#	Useabilit	Sale Number		Location ID
:	Unified:		Affiliated:	Affil)002	Base: 91-0002	10/6/2023	10/	1875	2023	91
		ict Code	School District Code	Sc			Sale Date	Sa	Page	Book	Cnty No.

Elly NEBRASKA Good Life, Great Service.

Real **Estate Transfer Statement**

FORM **521**

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

26 Date Deed Recorded Mo. 10 Day 13 \$ £ X empt # 15 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this docu 2023	nere Signature or Grantee or Authorized Representative	Sign Print or Type Nearle of Calenthe of Anthonized Representative	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I moduly authorized to sign this statement. Joseph H. Murray	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction 213,76	20 Legal Description (Attach additional pages, if needed.) The SE 1/4 of Section 11, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, N. Lots 1 an	18a V No address assigned 18b Vacant land	18 Address of Property Webster County NE	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	\$1,101,243	☐ Brothers and Sisters ☐ Ex-spouse	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	Distribution	icate - Transfer on Death Executor	Conservator	Unimproved Multi-Family Agricultural OLL Commercial Recreational	d Single Family Industrial	7 Property Classification Number, Check one box in categories A and B. Check C it property is also a mobile nome. (A) Status (B) Property Type	joemurray@murraylawpcllo.com	9-1000	City State Superior NE State Zip Code 68978	Grantor's Name (Seller) Pamela B. Hunter. Personal Rep. of Lewis R. Hunter Estate	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name 2 County Number	■ If additional space is needed, add an attach The deed will not be recorded unless this statement
28 Recording Data (B) 20 3 0 18 7 (Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) If this docu 2023 Oct 13 01:25 PM Ex015 Book 2023 Page 1876	Title Date	Phone Number 10/12/2023	ent and that it is, to the best of my knowledge and belief, true, complete, and $(402)\ 768-7400$	Oloo oloo	23 23		Range 9 West of the Sixth P.M. in Webster County, NE: and 1, Range 9 West of the Sixth P.M. in Webster County, NE	631 North Kansas Superior, NE 68978	19 Name and Address of Person to Whom the Tax Statement Should be Sent Parmela B. Hunter	of the agent or title company contact.) Yes Yes No	Was the mortgage assumed? (If Yes, state the Yes V No \$	Grandchild Spouse Step-parent and Step-ch	and beneficiary relatives? (If Yes, check the appropriate box.) Farnity Corp., Partnership, or LLC Self Other	12 Was real estate purchased for same use? (If No, state the intended use.)	Revocable Trust Sale Satisfaction of Contract	Mineral Quit Claim Warranty	Contract/Memo Partition	Mineral Interests-Producing Exempt	ts-Nonproducing State Assessed I	(B) Property Type (C)	joemurray@murraylawpcilo.com		City State CO 80 80 Arvada	Grantee's Name (Buyer) Eileen R. Hunter-Sweeney	Name, Address, and Telephone (Please Print)	73	• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is stoned and items 1-25 are accurately completed.

NEBRASKA DOCUMENTARY STAMP TAX

Ex015 ĄS

Date: 10/13/23

Bk 2023, Pg 1876

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 13 day of October A.D., 2023, at 01:25 o'clock PM. Recorded in Book 2023 on Page 1876

Fee: \$10.00 By: AS Electronically Recorded

Deputy

County Clerk

Return to: Joseph H. Murray, PC LLO 147 North 4th Street, P.O. Box 87 Hebron, Nebraska 683780

BY PERSONAL REPRESENTATIVE DEED OF DISTRIBUTION

conveys and releases to Eileen R. Hunter-Sweeney, GRANTEE, the following described real pursuant to appointment by the County Court of Nuckolls County, Nebraska, GRANTOR, estate (as defined in Neb. Rev. Stat. §76-201): Pamela B. Hunter, Personal Representative of the Estate of Lewis R. Hunter, Deceased,

The Southeast Quarter (SE 1/4) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska;

Lots One (1) and Two (2) of Section Fourteen (14), Township One (1) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska,

subject to the life estate of Pamela B. Hunter, pursuant to the terms and provisions of the Last Will and Testament of Lewis R. Hunter, in the above described property, for and during her natural life and Pamela B. Hunter shall be entitled to the use of and income from said property during the term of the life estate.

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

Executed this _ day of October, 2023

ESTATE OF LEWIS R. HUNTER, DECEASED

Ву Personal Representatiye Pamela B. Hunter

STATE OF NEBRASKA ss.

COUNTY OF THAYER

Deceased October, The above and foregoing instrument was acknowledged before me on the 2023 by Pamela B. Hunter, Personal Representative of the Estate of Lewis R. Hunter, day of

GENERAL NOTARY - State of Nebraska
JANIELLE FARNSTROM
My Comm. Exp. January 29, 2024

Notary Public

(SEAL)

Agricultural Land Sales Worksheet

				T	Non-AG TOTAL	Non-AC	, , , , , , , , , , , , , , , , , , ,			ings	Outbuildings
				Ter	Other				4	ings	Dwellings
				8	Recreation						
				les.	Home Sites						
				tes	Farm Sites					4D1	
				ıds	Roads					3D	
814,920		3.760	213.	\perp	AG LAND TOTAL	LANE	AC	13,685	5.990	3D1	
				ner	Other					2D	
15		0.030		ste	Waste			17,575	6.760	2D1	
		5.030		on	Accretion			46,435	17.860	1D	
				er	Shelterbelt/Timber	Shelter	_			IDI	DRYLAND
5,505		11.010	1.1	4G						4A	
190		0.380		4G1	4					4A1	
	-			3G						3A	
				3G1	یں					3A1	
18,345		31.580	ω	2G				38,700	7.400	2A	
				2G1	2,			426,820	78.460	2A1	
				1G				240,610	44.230	1A	
7,040		5.030	,_	1G1		GRASSLAND				IAI	IRRIGATED
VALUE:		ES:	ACRES:		47	LCG		VALUE;	ACRES:	٢	LCG
0 F) 9	E) 0	D) 3	ហ	(3)	0.5	2 B)	A)		Irrigation Type:	Irrigat	
Size Parcel Size	City Size	Location	Zoning		Property Type		Status	814,920		20	814,920
ıde	tion Co	Date of Sale Property Classification Code	operty	Sale Pr	Date of			Total	Improvements	luı	Land
000 0380	1 (00000	4	11	9	7 1	4487	⁷ alue	Date of Sale Assessed Value	Date of S	
Blk Parcel	Area	Subdiv	Qrt	Sect	n Rng	de Twn	GeoCde	4 05	247		001005800
		umber	Parcel Number	Pa				Useability & Code #	Sale Number	Sale	Location ID
d:	Unified:	*	ed:	Affiliated:)011	65-0011	Base:	10/12/2023	1876	2023	91
		School District Code	ol Dist	Scho	·			Sale Date	Page	Book	Cnty No.

		001005800 001006703	Comments from Comments:			DEED OF DISTRIBUTION BY PR; TRANSFER FROM PARENT TO CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
(Continue on back)			nents:			TO CHILD		Total Recapture Value:	

NEBRASKA Good Life, Great Service,

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20 Grapher penalties of law, I declare that I have examined this statement and that it is, something that I am duly authorized to sign this statement. Jerrod/M. Gregg Print or Type Name of Grapher or Authorized Representative Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 13 Yr. 23 27 Value of Stamp or Exempt Number Mo. 10 Day 13 Yr. 23 \$ £ X 0 M £ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	21 If agricultural, list total number of acres transferred in this transaction 780.89 acres 21 Total purchase price, including any liabilities assumed	18 Address of Property 1920 Sagewood Ave. Rm. 205 Grand Island, NE 68803 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Township 4 North, Range 10 West of the 6th PM, Section 20: SW1/4,	14 What is the current market value of the real property? \$1,470,475 16 Does this conveyance divide a current parcel of land?	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes,	8 Type of Deed	assification Number. Check one box in categories A and B. Check C s	Grantor's Name (Seller) Mildred L Siebrass & Wesley H Siebrass, CoTR, Mildred L Street or Other Mailing Address Siebrass Marital Trust 1920 Sagewood Ave. Rm 205 City Grand Island Phone Number 68803 Phone Number 19368 Figal Address Right Address	Good Life. Great Service. -To be filled with the Register of DeedsRe -If additional space is needed, add an attach The deed will not be recorded unless this statemer County Name 2 County Number WEBSTER - 91 Yebster Yebste
ax, list the exemption number DD	/4, All in Webster County	19 Name and Address of Person to Whom the Tax Statement Should be Sent H & M Siebrass Farms, LLC 1920 Sagewood Ave. Rm 205 Grand Island, NE 68803 Section 20: SW1/4, Section 21: SW1/4, Section 28:	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \[\begin{align*} \text{Yes} & \overline{\sigma} &	nd beneficiary relatives? (If Yes, check the appropriate box.) Farnily Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Satisfaction of Contract Other (Explain) Into LLC Grantor Trust Partition Satisfaction of Contract Other (Explain) Into LLC 12 Was real estate purchased for same use? (If No, State the Intended use.)	(B) Property Is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Exempt Exempt		Real Estate Transfer Statement •To be filled with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Certificate of Exemption – **Documentary Stamp Tax**

Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by within the fourth degree of kindred? owned by members of the same family and all owners are family members related to one another If No, is conveyance between two family entities where all stock or interest in both entities is of the partnership or limited liability company are family members related to one another within members of the same family or a partnership or limited liability company where all interest is another entity is not eligible for this exemption owned by members of the same family family, and all shareholders of the corporation or members Is the conveyance between members of a family and a corporation where all stock is owned by N N

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar defails of the conveyance information described above. I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Defailor of Grantor Representative Grantor of Grantor Representative Grantor of Grantor Representative	Wesley H. Siebmss	Mes	Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)	Mildred L. Sichmss, Trustee	Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.) Members of Entity or Individuals Relationship to I
Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant size of the conveyance information described above. I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue. A HOFOCY Title T	Same, Son	Relationship to First Listed Member or Grantor (see Table of Kindred)	ndividuals, list all in table below.)	Same Son	dividuals, list all in table below.) 「(いらナ Relationship to First Listed Member or Grantor (see Table of Kindred)

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX

ΑS

87

Date: 10/13/23

State of Nebraska ss. County of Webster

Bk 2023, Pg 1877

on Page 1877 o'clock PM. Recorded in Book 2023 Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of October A.D., 2023, at 01:26

Fee: \$10.00 Property By: AS Deputy County Clerk

Electronically Recorded

WARRANTY DEED

Nebraska Limited Liability Company, GRANTEE, conveys to Grantee, the following described real estate: MILDRED L. SIEBRASS and WESLEY H. SIEBRASS, Co-Trustees of the MILDRED L. SIEBRASS MARITAL in consideration of One Dollar (\$1.00) and other consideration received from H & M SIEBRASS FARMS, LLC, a TRUST, created under the Harlan H. Siebrass and Mildred L. Siebrass Living Trust, dated April 20, 2005, GRANTORS,

TOWNSHIP 4 NORTH, RANGE 10 WEST of the 6th PM

Section Twenty-one (21): SW1/4 Section Twenty-nine (29): S½NE¼, E½SE¼ Section Twenty-eight (28): NW1/4 Section Thirty-two (32): NE% Section Twenty (20): SW1/4

All in Webster County, Nebraska.

convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized

STATE OF NEBRASKA)				EXECUTED this 3 Hay of Omust	
	Siebrass Marital Trust, Grantor	MILDRED L. SIEBRASS, Trustee of the Mildred L	millred J. Siebrass	, 2023.	

2023, by Mildred L. Siebrass, Trustee of the Mildred L. Siebrass Mar on this Schoday of United tal Trust, Grantors.

The foregoing instrument was acknowledged before me

COUNTY OF Hall

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

Otary Public

Elkhorn, Nebraska 68022 1405 N. 205th Street #120 BLAZEK & GREGG, P.C., L.L.O Jerrod M. Gregg Return to: (402) 496-3432

Agricultural Land Sales Worksheet

52,680	870	13.	Non-AG TOTAL	Non-AG	47,445			Idings	Outbuildings
			Other		29,860		-	Dwellings	Dw
			Recreation						
25,000	1.000	1.	Home Sites		9,060		5.560		
27,680	2.000	2.	Farm Sites		12,175		7.470	4D1	
	10.870	10.	Roads					3D	
1,340,490	020	767.020	TOTAL	AG LAND TOTAL	13,505		5.910	3D1	
			Other		9,255		4.050	2D	
8,125	250	16.	Waste					2D1	
			Accretion		350,040		134.630	ID	
			Shelterbelt/Timber	Shelter	231,270		88.950	1DI	DRYLAND
			4G		-			4A	
	-		4G1					4A1	
			3G					3A	
33,660	24.040	24.	3G1					3A1	
1,285	0.740	0.	2G					2A	
137,610	98.290	98.	2G1					2A1	
179,415	500	127.500	1G					1A	
355,090	630	253.630	AND 1G1	GRASSLAND				1AI	IRRIGATED
VALUE;	46	ACRES:		DOT	VALUE:		ACRES:	:	LCG
0 F 9	D) 3 E)	C) 5	05	A) 1 B)			Irrigation Type:	Irrig	
City Size Parcel Size	Location C	Zoning	Property Type	Status Pr	1,470,475		77,305	L70	1,393,170
Code	lassification	roperty C	Date of Sale Property Classification Code		Total		Improvements	In	Land
000 0000	00000 1	3 0	10 20	4133 4		Value	Date of Sale Assessed Value	Date of	
Blk Parcel	Subdiv Area	Q ₁	Rng Sect	GeoCde Twn	05	4	248	0	001712800
	nber	Parcel Number			Useability & Code#	Useab	Sale Number		Location ID
Unified:	Un	ated:	074 Affiliated:	Base: 91-0074	8/3/2023	8	1877	2023	91
	ct Code	School District Code	Scl		Sale Date		Page	Book	Cnty No.

		001712800 001713400 001716300 001716900 001717600	Comments from Comments:			WD; TRANSFER TO FAMILY LLC	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)	no.	Total Control	nts:					Total Recapture Value:

200000000000000000000000000000000000000	212	2005	ST.	*Henst # Da	Mo. LD Day 13 Yr. Q5
)	フ	28 Recording Data	lue of Stan	
For Dept. Use Only			Use Only	Register of Deed's Use Only	
Date			Title	Signature of Grantee or Authorized Representative	here Signature of Grantee or
10/5/2023		Grantee		M Children of Afficial Depresentative	sign M grady
(402) 746-3798					Marilyn Pritts
plete, and	and belief, true, com	it is, to the best of my knowledge and belief, true, complete, and	statement and that	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement	Under penalties of correct, and that I am du
		Senot To	emption number.	25 If this transfer is exempt from the documentary stamp tax, list the exemption number Transfer	25 If this transfer is exempt from the
0000	: 24 \$			24 Adjusted purchase price paid for real estate (line 22 minus line 23) .	24 Adjusted purchase price paid to
	23 &	<u>ns)</u>	.) (see instructio	✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	☐ Yes
0.00	: 23			any liabilities assumed	22 Total purchase price, including any liabilities assumed.
			•	es transferred in this transaction	21 If agricultural, list total number of acres transferred in this transaction
Webster County,		Block Twenty (20), Original Town of Red Cloud,	enty (20), C	(14),	20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Nebraska
				Vacant land	18a No address assigned 18b
ould be Sent	the Tax Statement Shc	and Address of Person to Whom the Tax Statement Should be Sent 90	Grantee	, Red Cloud, NE 68970	327 West 3rd Avenue,
No	Yes	of the agent or title company contact.) Yes Ves		in polycol of mains.	Yes No
cand linelest rate.) %	tora title company (Was the fibrigate assumed: (it les, state the amount of a title com	γ CM C1	are real property:	\$49,855
	to the execution dist.	on with or and the control of the co	٦,		14 What is the course to market uplus of
			Grandparents and Grandchild Parents and Child	. □[
	Other	s, check the appropriate box.) or LLC Self	beneficiary relatives? (If Yes, chec Family Corp., Partnership, or LLC	relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aurt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self	13 Was the transfer between relatives,
e? (If No, state the intended use.)	d for same use? (If No,	Yes No No	***************************************	r No, explain the division.)	Yes No
Other (Explain)	of Contract Othe	Partition Satisfaction of Contract	Grantor Trust	Court Decree Exchange	
Transfer on Death Trustee to Beneficiary		Irrevocable Trust Revocable Trust Revocable Trust Sale	Foreclosure	10 Type of Transfer Distribution [Auction Easement [1]	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
	Warranty		Mineral	Death Certificate – Transfer on Death Executor	
Other	Sheriff ☐ C Trust/Trustee	Partition	Land Contract/Memo	Distribution	8 Type of Deed Conservator Bill of Sale Corrective
	Dyanibr	Millera III illeriesis-Froddonig	I Willela	rcial Recreational	IOLL Commercial
Mobile Home	State Assessed	Mineral Interests-Nonproducing	Mineral		<u>\</u>
(C)		Type	(B) Property Type	(A) Status (B) Property Type	(A) Status
		lress	NA NA Address		NA Address
ation? Yes Vivo	grantee a 509(a) foundation?	3798 If Yes, is the	(402) 7		(402) 746-3798
00 00 00 00	Shale NE		Zip Code City 68970 Red Cloud	NE Zip C	Red Cloud
		Street or Other Mailing Address 327 West 3rd Avenue			Street or Other Mailing Address 327 West 3rd Avenue
		Grantee's Name (Buyer) Marilyn Pritts	Drake Grantee's	Pritts, Douglas P. Pritts, Shari L. I	Grantor's Name (Seller) Marilyn Pritts, David L. Prit
	ne (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	6 Grantee	and Telephone (Please Print)	5 Grantor's Name, Address, and Tel
13 yr. 2023	Mo. 10 Day _	Mo. 10 Day 13 Yr. 2023	Mo	z county number WEBSTER - 91 ▼	County Name WEBS
	ately completed.	d and items 1-25 are accura	atement is signe	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	
527	number.	ctions on reverse side. identify the applicable item	 Read instruction attachment and 	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.	Good Life. Great Service. • To
FORM	87C	r Statement	Transfer	Real Estate	

State of Nebraska 3ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 004 A.D., 20 33 at 1946 o'clock p...M. Recorded in Book 2023 on Page 1818-1880

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-13-23

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

Comp

Assessor_

Carded

B'SOH

County Clerk

QUITCLAIM DEED

Pritts, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Drake, a single person, in consideration of love and affection, convey to Grantee, Marilyn Kansas, Douglas P. Pritts, a married person and a resident of Tennessee and Shari L. Marilyn Pritts, a single person, David L. Pritts, a married person and a resident of

of Red Cloud, Webster County, Nebraska. Lots Thirteen (13) and Fourteen (14), Block Twenty (20), Original Town

Executed October 13, 2023

Marilyn Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 13 ر 2023 by

Marilyn Pritts, a single person

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

Notary Public



David L. Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

David L. Pritts, a married person residing in Kansas. The foregoing instrument was acknowledged before me on October [3] ر 2023 by





Douglas P. Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October! Douglas P. Pritts, a married person residing in Tennessee. \int , 2023 by

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

Notary Public

Shari L. Drake

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 2023 by Shari L. Drake, a single person.

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

Netary Public

Residential & Commercial Sales Worksheet

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									400	000111400
				Comments:	Сош				rom	Comments from
									1991	- 1
						CHILDREN	TO CH	OM PARENT	TRANSFER FROM PARENT TO	QCD; II
							iletiment.	eason for Ad	Assessor Comments and Reason for Adjustment.	Assessor Co
). 	ce (+ or -	t to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor
□ Excellent	(60)								Two Story Duplex	(305) □ Tw
□ Very Good	(50)					Excellent	(60) 🗆 Es		One Story Duplex	(304) 🗆 On
□ Good	(40)		□ High	(40)		Very Good	(50) U V		2 1/2 Story	(309) 🗆 21/
☐ Average	(30)	Above Average	□ Abov	(30)		Good	(40) G		Split Level	(308) □ Spl
□ Badly Worn	(20)	ige	□ Average	(20)		Average	(30) H A		1 1/2 Story	(307) 🗆 11
□ Worn Out	(10)		□ Low	(10)			(20) 🗆 Fair		Two Story	(302) □ Tw
Condition:	Con		ank:	Cost Rank:		W W	(10) 🗆 Low		One Story	(301) 🗆 On
		Pole Frame	□ Pole]	6		uality: 30	Residential Quality:	7	Townhouse or Duplex Style:	Townhouse o
	ıd Walls	Metal Frame and Walls	□ Metal	(5)					leI	(106) □ Other
Walls	Wood or Steel Framed Ext. Walls	d or Steel	□ Woo	(Excellent	(60) 🗆 E		Bi-Level	
	ng Walls	Masonry Bearing Walls	□ Maso	(3)		Very Good	(50) 🗆 V		1 1/2 Story	(104) 🗆 1 L
	Reinforced Concrete Frame	orced Cor	□ Reinf	(2)		Good	(40) 🛘 G		Split Level	(103) 🗆 Spl
ume	Fireproof Structural Steel Frame	roof Struc	□ Firep:	(1)		Average	(30) X A		Two Story	(102) □ Tw
	on Class:	Commercial Construction Class:	ercial Co	Comm		Badly Worn	(20) 🗆 B		One Story	(101) 🗷 On
Other2:	erl:	Other1:	y:	Primary:		Worn Out	(10) 🗆 W		bile Home	(100) □ Mobile Home
	Code:	Commercial Occupancy Code:	ercial O	Comm		ondition: 30	Residential Condition:			Single Family Style:
				Cost:	0	140,610	Cost:		Buildin	
			q. Ft. :	Floor Sq. Ft. :)2	1,302	Floor Sq. Ft. :	Floor: F		
		::	Construction Date:	Constru	<u> 1</u> 5	te: 1915	Construction Date:		Constr	
		ments. :	Multiple. Improvements. :	Multipl		vements.:	Multiple. Improvements. :	Multiple Improvements:	Multiple Im	
	Commercial					Residential				
E) 6 F) 1	D) 1	Н	C	B) 01	A) 1 I		3)	CLOUD (RC)	cation: RED	Assessor Location:
City Size Parcel Size	Location	Zoning		Property Type	Status	62,950		61,855	1,095	1
n Code	Date of Sale Property Classification Code	operty (Sale Pı	Date of		Total	T	Improvements		Land
020 0000	10005	0 1	00		4491		⁷ alue	Date of Sale Assessed Value	Date of S	
ea Blk Parcel	Subdiv Area	ð	Sect	7n Ring	GeoCde Twn	05	4	249		000111400
	ımber	Parcel Number	P			Useability & Code#	Useability	Sale Number		Location ID
Unified:	T	ıted:	Affiliated:	91-0002	Base: 91-	10/13/2023	10/1	1878	2023	91
	School District Code	ool Distr	Sch			Sale Date	Sal	Page	Book	Cnty No.

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

ng —Retain a copy of this document for your records.	96-269-2008
SO BY JOSE 1881	13 23 4 Value of Starting
gister of Deed's Use Only	100
Da	or Authorized Repres
Closing Department Manager 10-13-2023	sign Jamille & Mul
	~
have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and his statement.	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement.
	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
	24 Adjusted purchase price paid for real estate (line 22 minus line 23) .
,	23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, enter dollar amount and a
med	22 Total purchase price, including any liabilities assumed
transaction	21 If agricultural, list total number of acres transferred in this transaction
Three (3), and Four (4), Block Six (6), Original Town of Bladen, Webster County, o the recorded plat thereof.	Lots One (1), Two (2), Three (3), and Nebraska, according to the recorded
	20 Legal Description (Attach additional pages, if needed.)
	18a No address assigned 18b Vacant land
See Grantee	Bladen, NE 68928
s of Person to Whom the Tax Statement Should be Sent	18 Address of Property
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 Adams Land Title Co	Yes No
	\$90,000
Was the mortgage as:	14 What is the current market value of the real property?
Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Exspouse
	No Aunt or Uncle to Niece or
ropriate	13 Was the transfer between relatives, or if to a trustee, are the
sion.) 12 Was real estate purchased for same use? (If No, state the intended use.) Vas No No	Was ownership transperred in full? (If No, explain the division,) Yes No
Exchange Grantor Trust Partition Satisfaction of Contract	
er Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Easement Gift Life Estate Sale Trustee to Beneficiary	ier part of IKS inge (I.R.C. § 14 by buyer or selle
Executor Mineral Quit Claim Warranty	Cemetery Death Certificat
□ Distribution □ Land Contract/Memo □ Partition □ Sheriff □ Other □ Cher □ Personal Rep. □ Trust/Trustee	8 Type of Deed Conservator Bill of Sale Corrective
	IOLL Commercial
Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Mineral Interests-Producing Exempt	Unimproved Multi-Family
(B) Property Type	O Circle Call
box in categories A and B. Check C if property is also a mobile home.	7 Property Classification Number. Check one box in cat
	Email Address N.A.
Phone Number (402) 460-7267 Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation?	(402) 469-4638
State Zip Co	Bladen NE
Street or Other Mailing Address 321 N. Main St.	14890 W. Powerline Rd
Grantee's Name (Buyer) Kaitlin Kumke	Daniel Buerer and Courtney Buerer
	5 Grantor's Name, Address, and Telephone (Please Print)
Mo. 10 Day 13 Yr. 2023 Mo. 10	WEBSTER
ed unless this statement is signed and items 1-25 are accurate 3 Date of Sale/Transfer 4	1 County Name 2 County Number
Estate Transfer Statement and FORM	NEBRASKA Real

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/13/23

202.50 By

Bk 2023, Pg 1881

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 13 day of October A.D., 2023, at 02:30 o'clock PM. Recorded in Book 2023 on Page 1881

Pressent Bounds County Clerk

Electronically Recorded

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

following described real estate (as described in Neb. Stat. 76-201): acknowledged, conveys to KAITLIN KUMKE, A SINGLE PERSON, whether one or more, the consideration of One Dollar and other valuable consideration, the receipt of The Grantors, DANIEL BUERER AND COURTNEY BUERER, HUSBAND which is hereby AND WIFE,

Bladen, Webster County, Nebraska, according to the recorded plat thereof. Lots One (1), Two (2), Three (3), and Four (4), Block Six (6), Original Town of

GRANTORS covenant with GRANTEE that GRANTORS:

- Ξ are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special
- (2) have legal power and lawful authority to convey the same;(3) warrant and will defend title to the real estate against the law
- warrant and will defend title to the real estate against the lawful claims of all persons

GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY My Comm. Exp. Sentember 27 2024	On this 13th day of 12thber Courtney Buerer.	COUNTY OF Adwas ss			Executed 10 13 23
Novary Public - Danielle (Kelley	(A) 2023, before me personally appeared Daniel Buerer and		Courtmey Buerer	Daniel Buerer	

Residential & Commercial Sales Worksheet

(Continue on back)										
				ents:	Comments:		7, 10, 10, 10, 10, 10, 10, 10, 10, 10, 10		from	Comments from
										WD
					_		ment:	ason for Adjust	Assessor Comments and Reason for Adjustment:	Assessor Co
							(+ or -):	to Sale Price	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
Excellent	(60)								Two Story Duplex	(305) □ Tw
☐ Very Good	(50)						□ Excellent	(60)	One Story Duplex	(304) 🗆 On
□ Good	(40)			(40)			□ Very Good	(50)	2 1/2 Story	(309) 🗆 21
) 🗆 Average	(30)	Above Average		(30)			□ Good	(40)	Split Level	(308) □ SpI
)□ Badly Worn	(20)	ge	Average	(20)			★ Average	(30)	1 1/2 Story	(307) 🗆 11
□ Worn Out	(10)		Low	(10)			□ Fair	(20)	Two Story	(302) □ Tw
Condition:	Cor		묽.	Cost Rank:			□ Low	(10)	One Story	(301) 🗆 On
		rame	Pole Frame	(6) _□			Residential Quality: 30	Resi	Townhouse or Duplex Style:	Townhouse o
	nd Walls	Metal Frame and Walls	1	(5) [101	(106) □ Other
Walls	Wood or Steel Framed Ext. Walls	or Steel	ı	(4)			□ Excellent	(60)	Bi-Level	(111) 🗆 Bi-
	Masonry Bearing Walls	ıry Beari	1	(3) []			□ Very Good	(50)	1 1/2 Story	(104) 🗷 11
	Reinforced Concrete Frame	rced Co		(2)			₩ Good	(40)	Split Level	(103) □ Spl
rame	Fireproof Structural Steel Frame	oof Struc	Firepr	(1) 			** Average	(30)	Two Story	(102) □ Tw
	Commercial Construction Class:	nstructi	rcial Co	Comme			□ Badly Worn	(20)	One Story	(101) 🗆 On
Other2:	er1:	Other1:		Primary:			□ Worm Out	(10)	Mobile Home	(100) 🗆 Mc
	Code:	Commercial Occupancy Code:	rcial Oc	Comme		01	Residential Condition: 35			Single Family Style:
				Cost:		50	127,650		Building	
			Ft. :	Floor Sq. Ft. :		44	Floor Sq. Ft. : 1,344	_		
			Construction Date:	Construct		00	Construction Date : 1900		Constru	
		nents.:	Multiple. Improvements. :	Multiple.			Multiple. Improvements. :		Multiple Improvements:	
ď	Commercial						Residential			
E) 7 F) 2	D) 1	1	G	01	В)	A) 1		EN (BLA)	cation: BLADEN	Assessor Location:
City Size Parcel Size	Location	Zoning		Property Type	Pro	Status	81,025	79,010	2,015	2
on Code	Date of Sale Property Classification Code	operty (Sale Pr	ate of S	D	:"	Total	Improvements		Land
006 0000	30005	0	00			4131	ie	Date of Sale Assessed Value	Date of Sa	
Area Blk Parcel	Subdiv A	Q _T	Sect	Ring	Twn	GeoCde	1	250		000503000
	ımber	Parcel Number	Pε				Useability & Code#	Sale Number Us		Location ID
Unified:		ed:	Affiliated:	.23	01-0123	Base:	10/13/2023	1881	2023	91
	School District Code	ol Distr	Scho				Sale Date	Page	Book	Cnty No.

NEBRASKA
Good Life. Great Service.

Real Estate Transfer Statement To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, and an attachment and identification.

FORM **521**

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a copy of this document for your records	So	Register of Deed's Use Only	here Signature of Granuse of Authorized Representative	e of C	n duly authorized to sign this statement. iChi	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 lotal purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction 18.34 +-	See Attached	18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		No	17 10			or and	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller Vo Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real of IRS like- Intrevocable Trust Intrevocable Trust Easement Gift Life Estate Exchange Grantor Trust Partition 12 Was real of IRS like- Intrevocable Trust Intrevocable Trust Partition	Cemetery Death Certificate - Transfer on Death Executor Mineral	Conservator Distribution Land Contract/Memo Easement Lease	Orimiproved Multi-raminy Agricultural Mineral meresis-rroducing IOLL	Single Family Industrial	(A) Status (B) Property Type	n/a n/a	SO 9 - 21 7 - Email Address	Inavale NE 68952 City That Jacob Number 1950 Phone Phone Phone Phone Phone Phone Phone Phone Phone Pho	et or Other Mailing Address O Road 500	Michaelle E. Strickland, Trustees	ease Print)	T County Name 2 County Number 3 Date of Sale/Transfer	The deed will not be recorded unless this statement
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) for your records.	1901	For Dept. Use Only	Date	Phone Number Grantee 10/13/2023	509·	of the hest of my knowledge and helief true complete and	24 \$ 290,000,00	23 \$ 290,000.00	-			Grantees	of the agent or title company contact.)	was me morgage assumed? (ii res; state the amount and interest rate.) What thought through a rod out to positive at the positive of the control of the control out to positive at the positive of the control out to positive at the positive at the control out to positive at the positive at the control out to positive at the positive at the control out to positive at the positive at	Cop paron and cop only	Spouse Step-parent and Step-child	sck the appropriate box.)	ocable Trust ☐ Revocable Trust ☐ Transfer on Death istate ✓ Sale ☐ Trustee to Beneficiary ion ☐ Satisfaction of Contract ☐ Other (Explain) Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No	Claim Warranty	Partition Personal Rep.	sus-riounding Exempt	10	e (C)	nortio Francis	789 2. If Yes, is the grantee a 509(a) foundation? Yes No	$\begin{array}{c c} \text{Naine} & \text{Naine} \\ \text{Vol.} & \text{Naine} & \text{Naine} \\ \text{Vol.} & \text{Naine} & \text{Naine} \\ \text{Vol.} & \text{Naine} & \text{Naine} \\ \text{Naine} & \text{Naine} & \text{Naine} \\ Nai$	500	Grantee's Name (Buyer) Kevin J. Kintschi and Jacquelyn A. Kintschi	ase Print)	Oay 13 Yr. 2023 Mo. 10 Day 13 Yr. 2023 Mo. 10 Day 13 Yr. 2023	d items 1-25 are accurately completed.

L. Langenberg, R.L.S. #546, dated September 23, 2008; thence N12°02'56"W continuing along the west line of said surveyed tract and on said creek bank, 169.34 feet; thence N21°44'15"W 238.37 feet; thence N23°42'17"E leaving said creek bank and along an existing fence line, 71.10 feet; thence N03°41'40"W continuing on said fence line, 216.98 feet; thence S88°48'28"E 292.61 feet to a point on the east line of said NE1/4; thence S00°17'00"W on said east line, 1315.24 feet to the Point of Beginning, EXCEPT that portion conveyed to Webster County, Nebraska in Book 96, Page 1107 and Book 2008, Page 1686. N17°47'43"W leaving said south line and along an existing fence line, 370.55 feet; thence N37°54'44"W continuing along said fence line, 256.17 feet; thence N84°37'34"E leaving said fence line, 1005.03 feet to a point on the east bank of Spring Creek and also being on the west line of a tract of land surveyed by Brian N89°46'10"W and with all bearings contained herein relative thereto: Point of beginning being the E 1/4 A tract of land located in the Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Considering the south line of the NE1/4 of said Section 34 as assumed bearing corner of said Section 34; thence N89°46'10"W on the south line of said NE1/4, 907.00 feet; thence

State of Nebraska ss. County of Webster

Intered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 17 A.D., 20 33, at 3:45 o'clock 10 M. Recorded in Book 3023 on Page [90] abley that a cou ď _Comp__ Assessor County Clerk Carded _Deputy

> 652.50 NEBRASKA DOCUMENTARY ₽,

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

TRUSTEE'S DEED

E. Strickland Joint Revocable Trust, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Kevin J. Kintschi and Jacquelyn A Kintschi, husband and wife, convey to GRANTEES, as joint tenants and not as tenants in common the following described and located for the common the following described for the common than the common than the common than the common that the common than th common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201): Joe J. Strickland and Michaelle E. Strickland, Co-Trustees of the Joe J. Strickland and Michaelle

A tract of land located in the Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Considering the south line of the NE1/4 of said Section 34 as assumed bearing N89°46′10″W and with all bearings contained herein relative thereto: Point of beginning being the E 1/4 corner of said Section 34; thence N89°46′10″W on the south line of said NE1/4, 907.00 feet; thence N17°47′43″W leaving said south line and along an existing fence line, 370.55 feet; thence N37°54′44″W continuing along said fence line, 256.17 feet; thence N84°37′34″E leaving said fence line, 1005.03 feet to a point on the east bank of Spring Creek and also being on the west line of a tract of land surveyed by Brian L. Langenberg, R.L.S. #546, dated September 23, 2008; thence N12°02′56″W continuing along the west line of said surveyed tract and on said creek bank, 169.34 feet; thence N21°41′5″W 238.37 feet; thence N23°42′17″E leaving said creek bank, 169.34 feet; thence N21°41′17″W 238.37 feet; thence N23°42′17″E leaving said creek bank and along an existing fence line, 71.10 feet; thence N03°41'40"W continuing on said fence line, 216.98 feet; thence S88°48'28"E 292.61 feet to a point on the east line of said NE1/4; thence S00°17'00"W on said east line, 1315.24 feet to the Point of Beginning, EXCEPT that portion conveyed to Webster County, Nebraska in Book 96, Page 1107 and Book 2008, Page 1686.

Subject to easements and restrictions of record

GRANTORS covenant with GRANTEES that GRANTORS:

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

Executed Ochober ے 2023۔

Orange Anti- Contrastee

Michaelle E. Strickland, Co-Trustee

STATE OF NEBRASKA

COUNTY OF WEBSTER

)ss.

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

by Joe J. Strickland and Michaelle E. Strickland, Co-Trustees of the Joe J. Strickland and Michaelle E. Strickland Frust. , 2023,

Notary Public

Broker/Realtor, holding property that was motor, machinery, etc)included in the sale price? determination of the use of this sa Assessor's Office at (402)746-2717. valuations in Webster County. they are for. please County is In accordance with Nebraska Revised Sale Date: 10/13/2023 Price: \$290,000.00 Legal Description: 34-02-12 18.34 AC TRACT IN NE1/4 34-2-12 Book: 2023 Additional Parcels: Parcel ID: 002313000 Buyer: KINTSCHI, KEVIN J & JACQUELYN A Seller: STRICKLAND, JOE J & MICHAELLE E, TRUSTEE RED CLOUD, NE 68970 WEBSTER COUNTY ASSESSOR (SELLER) (SELLER/BUYER) (SELLER/BUYER) Was Revenue, regarding real estate transactions in Webster County. Website: www.co.webster.ne.us Phone: (402) 746-2717 621 N CEDAR (SELLER) (BUYER) (SELLER/BUYER) If (SELLER/BUYER) (402)746-2715 Email:webcoassr@hotmail.com (SELLER) (SELLER/BUYER) Was any personal (SELLER/BUYER) What was the purchase yes, no, please yes, yes, other complete the explain How did company? please what Was If appraised, what How long please required to furnish sales information to the State of Nebraska Department of Page: 1901 the property personal explain ΗĦ Did this explain The verification of accurate you learn that the property was Family, Newspaper, Seller, Prio explain: SPM personal included this sale was involved this following questionnaire; Yes the property property was included Newspaper, sale sale made No property was involved; in the purchase price? was the appraised value? involve for Completing this questionnaire will provide available property sale. ω on the market partial State Statute B price? You can mail, trade If you have any in (pivot, to interest Prior Ф -(۷) sales data is essential to establish real property other we have specified in front of the questions, whom 20 1031 290 for exhange Knowledge, irrigation wha: potential 77-1327, like email sale? in S Yes VICT the was questions, 0 kind exchange; 0 the property? property? Circle one: the fax purchasers 9 No pipe; above ground or buried, Other Assessor's dollar As this back a recent seller/buyer, please ·v amount Advertising, s F Yes Yes t 0 a solid it contact Office for Yes going Οf No the office. the base in No to personal Webster Fax the

Please don't nine the take it we at looking at this place for about 6 ms because of the takes and hyping to find something in Kansas with much cheaper tupes. Page 2
Signature: Rung Sung Buyer/Seller (circle one) Phone # 509 117-0841 Date: 10/20/13
(BUYER) If pasture, how do you water your cattle? Pond, Dugout, Stream, (Well) or Other If other, please explain
(BUYER) Where do you obtain your irrigation water? Circle all that apply: Reuse pit, Bostwick, Republican River, Well, Little Blue River, gr Other If other, please explain
(BUYER) If irrigated, circle all that apply: Pivot, Buried Pipe, or Gravity Irrigation
(BUYER) If you have land in a government program such as (CRP, CREP, EQUIP)?Yes V_No
(BUYER) Please supply a current FSA map showing fields, correct use and acres. If this property is in a government program such as; CRP, CREP, EQUIP, ect. please mark the fields with the program it is in. \mathcal{N}/\mathcal{R}
(SELLER/BUYER? Do you think this property sold for its full market value? VesNo
(SELLER/BUYER) What influenced your sale/purchase? Land the land the regation, pasting, house
(BUYER)Do you own other property nearby? Yes Volume No If yes, did it influence what you paid for the property? Yes No
(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property? Yes No
(SELLER/BUYER) Was the sale between family members?Yes _No
Parcel ID: 002313000 Additional Parcels: Book: 2023
Seller: STRICKLAND, JOE J & MICHAELLE E, TRUSTEE Buyer: KINTSCHI, KEVIN J & JACQUELYN A
WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us

Agricultural Land Sales Worksheet

				-						
38,840		3.130	ω	L	Non-AG TOTAL	Non-/	21,820		Outbuildings	Outb
				her	Other		113,530		Dwellings	D
				ion	Recreation					
25,000		1.000	1	tes	Home Sites				45	
13,840		1.000	ш	tes	Farm Sites				4D1	
		1.130	1	ads	Roads				3D	
20,175		5.210	15.	T.	LAND TOTAL	AG LAI			3D1	
				Other	Ot				2D	
280		1.000	1	ste	Waste				2D1	
				ion	Accretion				ID	
				ber	Shelterbelt/Timber	She			IDI	DRYLAND
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				4G1	4				4A1	
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				3G1	3				3A1	
				2G					2A	
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1,875		1.340	1	1G					1A	
8,220		5.870	(m	1G1	GRASSLAND 1	GRAS			D IAI	IRRIGATED
VALUE:	V.	S:	ACRES:		LCG	T	VALUE:	ACRES:		LCG
F) 7	E) 0	D) 2) 5	(2)	B) 01	A) 1		Irrigation Type:	Irri	
e Parcel Size	City Size	Location	Zoning		Property Type	Status	194,365	135,350	59,015	59,
۷,	ion Cod	Date of Sale Property Classification Code	roperty (Sale P	Date of		Total	Improvements	Т	Land
0 2260	000	00000	1	34	2 12	4369	alue	Date of Sale Assessed Value	Date of	
lk Parcel	Area Blk	Subdiv £	Qrt	Sect	Twn Rng	GeoCde T	1	251	00	002313000
		umber	Parcel Number	Ŧ			Useability & Code#	Sale Number		Location ID
	Unified:		ıted:	Affiliated:	91-0002	Base: 91	10/13/2023	1901	2023	91
		School District Code	ool Disti	Sch			Sale Date	Page	Book	Cnty No.

_	Ť	T	т —	т —	Y	1	ï	_	1	T		r—
				002313000	Comments from					TRUSTEE'S DEED	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)					Comments:							Total Recapture Value:

NEBRASKA

Good Life. Great Service.

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

FORM **521**

• If additional space is needed, add an attachr The deed will not be recorded unless this statemen	If additional space is needed, add an attachment and identify the applicable item number. The dead 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 20 v. 23 M. 9 Day	19 v. 202 3
Please Print)	tee's Name, Address, and Telephone (Please Prin	
Grantor's Name (Seller) Bobbi-Jo Adams	Grantee's Name (Buyer) Alexis Strobl	
Street or Other Mailing Address 742 North Elm Street	Street or Other Mailing Address 746 North Locust Street	
Red Cloud State State Zip Code 68970	City State NE	Zip Coo
1576	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	tion? Yes No
Email Address	NA Email Address	
ssification Number. Check one box in categories A and B. Check (property is also a mobile home.	
		(C)
Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Exempt	Mobile Home
Conservator	20ntract/Memo Partition Sheriff	Other
Cemetery Death Certificate - Transfer on Death Executor Minera	Mineral Quit Claim Warranty	
fer part of IRS like- ange (I.R.C. § 1031 by buyer or seller? Auction Easement	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate	Transfer on Death Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for Yes No Horse	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.) Yes ✓No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	
14 What is the current market value of the real property? \$830	15 Was the mortgage assumed? (If Yes, state the amount and in	and interest rate.)
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	ould be Sent
18a 🗸 No address assigned 18b 🗌 Vacant land		
Lots Ten (10), leven (11), and Twelve (12), Block Five Webster County, Nebraska	(5), Smith & Moore's Addition to	Red Cloud,
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	nstructions)	2,500.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	2,500.00
Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement. Alexis Strobl	number It and that it is, to the best of my knowledge and belief, true, complete, and $\Psi \mathcal{R} \mathcal{L} \mathcal{S}$	402257735/
Sign Signature of Grantee of Authorized Representative North Signature of Grantee of Authorized Representative	Grantee	9/20/2023 Date
Register of Deed's Use On	B	For Dept. Use Only
Mo. 10 Day 14 Yr. 23 \$ 6.75 raska Department of Revenue n No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	BK203/2 1902 Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 95-259-2008 10-2020 HeV. Supersedes 96-269-2008 HeV. 6-2019	(

State of Nebraska ss. County of Webster

Clerk's office of said county this 16 day of 0CA A.D., 2023, at 3:19 o'clock 10 M. Recorded in Book 2020 on Page Entered on the numerical index and filed for record in the [nd on Page _comp_ Privat Franga _Assessor_ County Clerk

Deputy _Carded_

NEBRASKA DOCUMENTARY STAMP, TAX,

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

WARRANTY DEED

described real estate (as defined in Neb. Rev. Stat. 76-201): valuable consideration received from Grantee, Alexis Strobl, conveys to Grantee, the following Bobbi-Jo Adams, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other

Smith and Moore's Addition to Red Cloud, Webster County, Nebraska Lots Ten (10), Eleven (11) and Twelve (12), Block Eleven (11),

Grantor covenants, with Grantee that Grantor:

- is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same;
- @B3 warrants and will defend title to the real estate against the lawful claims of all

Executed September 10 ر 2023

Bobbj-Jo Adams

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September_ 0 2023 by

Bobbi-Jo Adams, single person.

GENERAL NOTARY - State of Nebraska DON E. THE OB ALD My Comm. Exp. Octuber 28, 2024

Residential & Commercial Sales Worksheet

(Continue on back)	(Conti												
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									II	ljustmer	leason for Ac	Assessor Comments and Reason for Adjustment:	Assessor Co
)r -):	ice (+ c	to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
ent	□ Excellent	(60)										Two Story Duplex	(305) 🗆 Tw
Good	□ Very Good	(50)							Excellent	(60)	-	One Story Duplex	(304) 🗆 On
	☐ Good	(40)			High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
ge	□ Average	(30)	ge	Above Average		(30)			Good	(40)		Split Level	(308) 🗆 Spl
Wom	□ Badly Worn	(20)		1 8 6	l Average	(20)			Average	(30)		1 1/2 Story	(307) 🗆 11
Out	□ Worn Out	(10)			Low	(10)			Fair	(20)		Two Story	(302) 🗆 Tw
-	Condition:	Cond			nk:	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
				rame	l Pole Frame	(6) 			Residential Quality:	Residenti		Townhouse or Duplex Style:	Townhouse o
		alls	and W	Metal Frame and Walls	1	(5) [-			ler	(106) □ Other
	Walls		al Fram	Wood or Steel Framed Ext.		(4) \Box			Excellent	(60)		Bi-Level	(111) 🗆 Bi-
		alls	ring W	Masonry Bearing Walls		(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11
		Reinforced Concrete Frame	oncrete	orced C		(2) 🗆			Good	(40)		Split Level	(103) 🗆 Spi
	me	Fireproof Structural Steel Frame	uctural	oof Stn	Firepr	(I) □			Average	(30)		Two Story	(102) □ Tw
		ass:	tion CI	nstruc	Commercial Construction Class:	Comme	_		Badly Worn	(20)		One Story	(101) 🗆 On
	Other2:		Other1:	ا ا		Primary:			Wom Out	(10)		Mobile Home	(100) 🗆 Mc
		e.	y Cod	ccupan	Commercial Occupancy Code:	Comme			Residential Condition:	Resident		Style:	Single Family Style:
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F) 2) 6	1 E)	D)) 1	(2)	01	В)	A) 2		(RC)	CLOUD (R	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Loc	Zoning		Property Type	Pro	Status	1,640			,640	1
	n Code	Date of Sale Property Classification Code	Class	operty.	Sale Pr	ate of	Д		Total		Improvements		Land
0000	011	20	10020	0	00			4371		Value	Date of Sale Assessed Value	Date of S	
Parcel	Blk	liv Area	Subdiv	Qr	Sect	Ring	Twn	GeoCde		1	252		000127000
		J.	lumbe	Parcel Number	P				Useability & Code #	Useab	Sale Number		Location ID
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		ode	trict C	School District Code	Scho				Sale Date		Page	Book	Cnty No.

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement 25. 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.

20 20 30

FORM **521**

For Dept. Use Only	19 Recording Data 28 Recording Data 8	26 Date Deed Recorded 27 Value of Stamp or Exempt Number 29 Mo. 10 Day 17 Yr. 23 \$ 9.00
Date	Title	
Phone Number Sept. 20, 2023	Attorney	Print or Type Name of Cranifes or Authorized Representative
complete, and (402) 746-3613	statement and that it is, to the best of my knowledge and belief, true, complete, and $(402)^{-1}$	Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement. Dayid, B. Garwood
	n/a	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
0000		24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	<u>structions</u>)	23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
0.00	22 \$	22 Total purchase price, including any liabilities assumed
	-	21 If agricultural, list total number of acres transferred in this transaction
ng at a point on st 140 feet, thence	euide Rock, described as follows: Beginnir 0 feet, thence South 100 feet, thence Wes	20 Legal Description (Attach additional pages, if needed.) The Northwest corner of Block Five (5), Talbot's Addition to Guide Rock, described as follows: Beginning at a point on the Northwest corner of said Block 5, running thence East 140 feet, thence South 100 feet, thence West 140 feet, thence North 100 feet to the place of beginning.
		18a No address assigned 18b Vacant land
Statement Should be Sent	19 Name and Address of Person to Whom the Tax Statement (Same as Grantee)	18 Address of Property 650 High Street Guide Rock, NE 68942
company? (If Yes, include the name	a title Yes_	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No
d interest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$	14 What is the current market value of the real property? \$3,500
	Ι,	
Other	Self	Nephew
	beneficiary relatives? (If Yes, check the appropriate box.)	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relat
ne use? (If No, state the intended use.)	12 Was real estate purchased for same use? (I	11 Was ownership transferred in full? (If No, explain the division.) Yes No
Transfer on Death Trustee to Beneficiary Other (Explain)	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate ☑ Sale ☐ Partition ☐ Satisfaction of Contract ☐	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
	Quit Claim	Cemetery Death Certificate - Transfer on Death Executor
Other	Land Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee	8 Type of Deed Conservator Distribution Land (
	Mineral Interests-Producing Exempt	Onimproved Multi-Family Agricultural Industrial Recreational
Mobile Home	sts-Nonproducing	Single Family Industrial
(C)	(B) Property Type	(A) Status (B)
	nonerty is also a mobile home	assification Number Chack one box in estagories A and B Chack C if
		Email Address
$\neg \neg$	Phone Number Is the grantee a 501(c)(3) organization? (402) 257-3785 If Yes, is the grantee a 509(a) foundation?	
Zip Code 68942	Guide Rock State	Guide Rock State State 768942
	Street or Other Mailing Address 650 John Street	Street or Other Mailing Address 650 High Street
	Grantee's Name (Buyer) Derrick Duffy	
	itee's Name, Address, and Telephone (Please Pri	5 Grantor's Name, Address, and Telephone (Please Print)
d Dav <u>22</u> Yr. <u>2023</u>	3 Date of Sale/Transfer 4 Date of Deed Mo. 08 Day 22 Yr. 2023 Mo. 08 Day 22 Yr. 2023	1 County Name 2 County Number WEBSTER - 91
Barfa	is signed and items 1-25 are accurately completed	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

State of Nebraska Ss.
County of Webster
En

BOOK 2023 PAGE

Fobl

clerk's office of said county this day of DCT A.D., 20 33, at 3.59 o'clock OM. Recorded in Book 202 on Page ON Page Assessor Carded Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-23

QUITCLAIM DEED

person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt the following described real estate (as defined in Neb. Rev. Stat. 76-201): of which is hereby acknowledged, quitclaims and conveys to Derrick Duffy, GRANTEE, Robert Rose, Sr., formerly the husband of Christy M. Rose, and still a single

described as follows: Beginning at a point on the Northwest corner of said Block 5, running thence East 140 feet, thence South 100 feet, thence West The Northwest corner of Block Five (5), Talbot's Addition to Guide Rock, 140 feet, thence North 100 feet to the place of beginning.

Executed August 22, 2023

Ouls Ove In

Robert Rose, Sr.

STATE OF NEBRASKA, COUNTY OF KAFFAL

by Robert Rose, Sr., a single person. The foregoing instrument was acknowledged before me on August $_$ ~© 2023,

GENERAL NOTARY - State of Nebraska

My Comm. Exp. October 2

Comm. expires OCTOSER 18, 202

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)												
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			1		nts:	Comments:					ıts from	Comments from
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Excellent		(60)								uplex	Two Story Duplex	(305)
Very Good		(50)						□ Excellent	(60)	uplex	One Story Duplex	(304) 🗆
Good					(40) 			□ Very Good	(50) [2 1/2 Story	(309) 🗆
Average			Above Average		(30)		:	□ Good	(40) [Split Level	(308) 🗆
□ Badly Worn		(20)	ge	Average	(20)			□ Average	(30) [1 1/2 Story	(307) 🗆
Worn Out		(10		Low	(10)			* Fair	(20)	- Carlot	Two Story	(302)
II:	Condition:	රි		nk:	Cost Rank:			□ Low	(10)		One Story	(301)
			rame	Pole Frame	(5) U			Residential Quality: 20	Reside	Style:	Townhouse or Duplex Style:	Townhou
		nd Walls	Metal Frame and Walls	ı	(5) 						Other	(106)
8	t Wall	Wood or Steel Framed Ext. Walls	or Steel	1	4			□ Excellent	(60)		Bi-Level	(111)
		Masonry Bearing Walls	nry Beari		(3)			□ Very Good	(50) [1 1/2 Story	(104)
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•	Frame	Fireproof Structural Steel Frame	oof Struc	Firepr	(1)			□ Average	(30) [Two Story	(102)
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Other2:		er1:	Other1:		Primary:			Worn Out	(10) 🖼	(0 ·	Mobile Home	(100)
		Code:	Commercial Occupancy Code:	rcial O	Comme			Residential Condition: 10	Reside	101	Single Family Style:	Single Fa
					Cost:	_	25	104,225	Cost:	Building Cost New:		
				Ft.:	Floor Sq. Ft. :		92	1. Ft.: 1,092	Floor Sq. Ft. :	Floor:		
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	[2]	Commercial		,				Residential			:	
7 F) 2	Ð	D) 1	1	9	01	В)	A) 1		(GR)	GUIDE ROCK	Assessor Location:	Assessor
City Size Parcel Size	City	Location	Zoning		Property Type	Pro	Status	3,955	5	1,885	2,070	
ode	tion C	Date of Sale Property Classification Code	operty	Sale Pr	ate of	Ω		Total		Improvements	Land	L
005 0000		40020	0	00			4487		l Value	Date of Sale Assessed Value	Da	
Blk Parcel	Area	Subdiv	Qrt	Sect	Rng	Twn	GeoCde	1		253	000618000	0006
		umber	Parcel Number	P				Useability & Code#	Use	Sale Number	Location ID	Locat
ied:	Unified:		ted:	Affiliated:)11	65-0011	Base:	8/22/2023		23 1903	2023	91
		School District Code	ol Disti	Scho				Sale Date		ok Page	o. Book	Cnty No.

NEBRASKA

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 17 Yr. 23 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	fee or Authorized Representative	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 correct, and that I am duly authorized stign, this statement.	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) The Northwest corner of Block Five (5), Talbot's Addition to Guide Rock, described as follows: Beginning at a point on the Northwest corner of said Block 5, running thence East 140 feet, thence South 100 feet, thence West 140 feet, thence North 100 feet to the place of beginning.	18 Address of Property 650 High Street Guide Rock, NE 68942 18a \sum No address assigned 18b \sum Vacant land	16 Does this conveyance divide a current parcel of land?	14 What is the current market value of the real property?	oa trustee, are the trustor and cle to Niece or Nephew	kind exchange (; R.C. § 1031 Auction Easement Exchange) by buyer or seller? Auction Easement Exchange Buyer Seller No Court Decree Exchange Exchange Was ownership transferred in full? (If No, explain the division.)	Distribution	(A) Status (B) ✓ Improved ✓ Single Family Industrial □ Unimproved □ Multi-Family Agricultural □ IOLL □ Commercial □ Recreational	assification Number. Check one box in categories A and B. Check (Phone Number 3785 Email Address	Street or Other Mailing Address 650 John Street City Guide Rock State State City Guide Rock State State City 68942	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Derrick Duffy and Jolene Duffy	County Name	Good Life. Great Service. -To be filed with the Register of Deeds. •Re -If additional space is needed, add an attach The deed will not be recorded unless this statemen
er of Deed's Use Only empt Number 28 Recording Data B K 2023 P 1904 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	Attorney (402) /40-3013 Phone Number Sept. 20, 2023 Title Date	n/a t it is, to the best of my knowledge and belief, true, complete the complete th	22 S 3,500,00 instructions) 23 S 0,00 24 S 3,500,00	Guide Rock, described as follows: Beginning at a point on 40 feet, thence South 100 feet, thence West 140 feet, thence	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	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	Was the mortgage assumed? (If Yes, state the amount and interest rate.)	check the ap	t Partition Satisfaction of Contract 12 Was real estate purchased for same use?	ntract/Memo Partitio	(b) Property Type Mineral Interests-Nonproducing State Assessed Mobile Home Exempt		Phone Number 5980 Is the grantee a 501(c)(3) organization? Yes No	00 25 25	Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin and Meggie McCutcheon	3 Date of Sale/Transfer Mo. 09 Day 20 Yr. 2023 Mo. Day 20 Yr. 2023 Mo. Day 20 Yr. 2023	Real Estate Transfer Statement To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable item number. deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

State of Nebraska \{\}ss.

BOOK 2023 PAGE

o'clock Clerk's office of said county this 1 of 0 A.D., 20 3, at Entered on the numerical index and filed for record in the Appentana com _Comp_ Recorded in Book 202 Assessor County Clerk _Carded_ day

A STATE OF THE PERSON NAMED IN COLUMN 2 IN	
NEBRASKA DOCUMENTARY STAMP TAX Date (0-17-2-3	

QUITCLAIM DEED

estate (as defined in Neb. Rev. Stat. 76-201): and Meggie McCutcheon, husband and wife, GRANTEES, the following described real receipt of which is hereby acknowledged, quitclaims and conveys to Justin McCutcheon of THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) Derrick Duffy and Jolene Duffy, husband and wife, GRANTORS, in consideration

described as follows: Beginning at a point on the Northwest corner of said Block 5, running thence East 140 feet, thence South 100 feet, thence West 140 feet, thence North 100 feet to the place of beginning. The Northwest corner of Block Five (5), Talbot's Addition to Guide Rock,

Executed September なな

Derrick Duffy

ofene Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER

2023, by Derrick Duffy and Jolene Duffy, husband and wife. The foregoing instrument was acknowledged before me on September

Comm. expires

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

Notary Public

Ph/Fax (402) 746-3613

Residential & Commercial Sales Worksheet

(Continue on back)											
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□ Very Good	(50)						□ Excellent	(60)	×	One Story Duplex	
☐ Good	(40)		1 High	(40)			□ Very Good	(50) [2 1/2 Story	(309) 🗆 21
,	(30)	Above Average	1	(30)			□ Good	(40)		Split Level	(308) 🗆 Sp
□ Badly Worn	(20)	ge Be	□ Average	(20) [□ Average	(30) [1 1/2 Story	(307) 🗆 11
(10) □ Worn Out	(10)		Low	(10)			Hair	(20)		Two Story	(302) □ Tw
Condition:	Con		ınk:	Cost Rank:			□ Low	(10) [One Story	(301) 🗆 On
		rame	l Pole Frame	9 0			Residential Quality: 20	Reside	le:	r Duplex Sty	Townhouse or Duplex Style:
	ıd Walls	Metal Frame and Walls	l	(S)			· padd			her	(106) □ Other
Walls	Wood or Steel Framed Ext. Walls	or Steel	□ Wood	(4)			□ Excellent	(60)		Bi-Level	(111) D Bi-
	ng Walls	Masonry Bearing Walls	I	(3)			□ Very Good	(50)		1 1/2 Story	(104) 🗆 11
	Reinforced Concrete Frame	orced Cor	1	(2)			□ Good	(40)		Split Level	(103) 🗆 Sp
ame	Fireproof Structural Steel Frame	roof Struc		Ξ 🗆			☐ Average	(30)		Two Story	(102) □ Tw
	n Class:	Commercial Construction Class:	ercial Co	Commo			□ Badly Worn	(20)		One Story	(101) H Or
Other2:	erl:	Other1:	.3	Primary:			₩ Worn Out	(10)		bile Home	(100) Mobile Home
	Code:	Commercial Occupancy Code:	ercial O	Comm			Residential Condition: 10	Reside	1		Single Family Style:
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		ments.:	Multiple. Improvements. :	Multiple			Multiple. Improvements. :		Multiple Improvements:	Multiple	
	Commercial		-			-	Residential				
E) 7 F) 2	D) 1	1	(3)	01	B)	A) 1		(GR)	GUIDE ROCK		Assessor Location:
City Size Parcel Size	Location	Zoning		Property Type	Pro	Status	3,955	ហ	1,885	2,070	N
on Code	Date of Sale Property Classification Code	operty	Sale Pı	ate of	α		Total		Improvements	1	Land
005 0000	40020	0 4	00			4487		d Value	Date of Sale Assessed Value	Date	
Area Blk Parcel	Subdiv A	Qrt	Sect	Rng	Twn	GeoCde	1		254	000	000618000
	ımber	Parcel Number	P				Useability & Code#	Use	Sale Number		Location ID
Unified:		ited:	Affiliated:)11	65-0011	Base:	9/20/2023		1904	2023	91
	School District Code	ool Distr	Sch				Sale Date		Page	Book	Cnty No.

96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—	Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 18 yr 33 \$ 8 9 00	here Signature of Grantee or Authorized Representative	Print or Type Name of Grantee or Authorized Representative	25 it 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, correct, and that I am duly authorized to sign this statement.	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	Block la Original Town Cowle	Tel fig		16 Does this conveyance divide a current parcel of land?	☐ Yes XNo	Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \ \mathre{N} \) Yes \(\subseteq \ \mathre{N} \) No \(\subseteq \mathre{N} \) Yes \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N} \) Yes \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N} \) Yes \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N} \) Yes \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N} \) Yes \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N} \) Yes \(\subseteq \mathre{N} \) No \(\subseteq \mathre{N}	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller Buyer Seller Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No explain the division.)	8 Type of Deed Conservator Distribution Land Bill of Sale Corrective Easement Le. Cermetery Death Certificate – Transfer on Death Executor Mi	y Single Family Industrial Wed Multi-Family Agricultural Commercial Recreational	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	Prione Number Final Address	City Cowles NE 68930	Grantor's Name (Seller) Thomas Suffon Sr Street or Other Meiling Address	Select Cou	1.1	Good Life, Great Service. To be filed with the Register of Deeds. • Real Estate Trail • To be filed with the Register of Deeds. • Real Estate Trail
ur records	1ly For Dept. Use Only 28 Recording Data PRODUCTION For Dept. Use Only 28 Recording Data 29 Recording Data	Title Date	Phone Number	number	24 9 0100	23 23			Hastings, NC (0890)	19 Name and Address of Person to Whom the Tax Statement Should be Sent	e company? (If Yes, include the	nd Step-child	Wes No No the appropriate box.)	tosure Irrevocable Trust Revocable Trust Transfer on Death Iffe Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain) 17 Was real estate numbered for same use? (If No. state the intended use.)	Land Contract/Memo	ts-Nonproducing State Assesse ts-Producing Exempt	property is also a mobile home.	Frione Number is the grantee a SU(c)(3) organization? ves No	wles	De	$8_{\text{Yr.}}$	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	Real Estate Transfer Statement λ 57 FORM To be filed with the Register of Deeds. •Read instructions on reverse side. 15 additional space is needed, add an attachment and identify the applicable item number.

Grantee's Address:

Mr. Molina Sanchez 201 W Main Ave Cowles, Nebraska 68930

Mail Subsequent Tax Bills To:
Molina Sanchez
201 W Main St
Cowles, Nebraska 68930

Grantor's Address:

Mr. Thomas Sutton Sr. 478 3rd Ave Cowles, Nebraska 68930

Residential & Commercial Sales Worksheet

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											QCD QCD
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□ Very Good	(50)			:			Excellent	(60)		One Story Duplex	(304) 🗆 On
□ Good	(40)		(40) 🛘 High	(40) [Very Good	(50)		2 1/2 Story	(309) 🗆 21
□ Average	e (30)	Above Average	□ Abov	(30) [Good	(40)		Split Level	(308) □ Spl
☐ Badly Worn	(20)	age	□ Average	(20) [Average	(30) 🗷		1 1/2 Story	(307) 🗆 11
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Condition:	Con		ank:	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
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	ng Walls	Masonry Bearing Walls	□ Maso	(3)			Very Good	(50) 🗆		1 1/2 Story	(104) 🗆 11
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ame	Fireproof Structural Steel Frame	roof Struc	□ Firep	(1)			Average	(30)		Two Story	(102) 🗆 Tw
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E) 8 F) 4	D) 1	1	G	01	[B)	A) 1			LES (COW)	cation: COWLES	Assessor Location:
City Size Parcel Size	Location	Zoning		Property Type		Status	2,590		1,440	1,150	1
n Code	Date of Sale Property Classification Code	operty (Sale Pr	Date of			Total		Improvements	Im	Land
012 0000	50005	0	00			4373		Value	Date of Sale Assessed Value	Date of S	-
Area Blk Parcel	Subdiv Ar	ğ	Sect	Rng	e Twn	GeoCde		1	255	200	000803200
	umber	Parcel Number	P				Useability & Code#	Useabi	Sale Number		Location ID
Unified:	J	ited:	Affiliated:	074	91-0074	Base:	10/18/2023	10	1907	2023	91
	School District Code	ool Distr	Scho				Sale Date		Page	Book	Cnty No.

Mo. 10 Day 19 Yr. 20 9 7 V 7 1. Nebraska Department of Revenue Form No. 95-269-2008 (0-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this document for your records. Grand Island 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? 11 Was ownership transferred in full? (If No, explain the division.) Email Address Na 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. NEBRASKA 18a 🔲 No address assigned 18 Address of Property 14 What is the current market value of the real property? (308) 380-2254 26 Date Deed Recorded here sign 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real property included in the purchase? Yes No (ff Yes, enter dollar amount and attach itemized list.) (see instructions)... Street or Other Mailing Address 2885 St. Paul Rd. Grantor's Name (Seller) Blender, LLC 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No The Northeast Quarter (NE1/4) of Section Twenty-Five \$424,000 County Name (A) Status DEPARTMENT OF REVENUE Improved ē Bill of Sale Unimproved Cemetery West of the 6th P.M., Webster County, Nebraska Print og/ 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. Tricia, Camplin (308): Signature **区** る 19 4. 23 Death Certificate - Transfer on Death Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Multi-Family Single Family Commercial Brothers and Sisters WEBSTER - 91 To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 186 🗹 Vacant land 10 Type of Transfer 27 Register of Deed's Use Only 77 Value of Stamp or Exempt Number 1297 \$ QC11 m Auction Court Decree Zig Mig Real Estate Transfer Statement Agricultural Industrial Recreational Exchange Distribution]Easement Executor _l Easement J Distribution Zip Code 68801 Parents and Child Grandparents and Grandchild Grantor Trust Foreclosure ∐Mineral ∐Land Contract/Memo ∐Lease (B) Property Type Grand Island Title Street or Other Mailing Address 7337 W. Blender Rd. Grantee's Name (Buyer) Andrew Woitaszewski Mo. Day 19 Yr. 20 Mo. 10 Day 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Пa Same as #6 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mineral Interests-Producing Mineral Interests-Nonproducing Thone Number (308) 390-1906 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☑ Yes GI Abstract ☑ No (25), Township Two (2) North, Range Eleven Life Estate Irrevocable Trust Revocable Trust Partition Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ________No Partition ₹ S Quit Claim 19 Yr. Personal Rep. Step-parent and Step-child Spouse ✓ Sale closer €/3 Satisfaction of Contract is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? <u>2</u> ☐ Trust/Trus 4 Date of Deed Mo. 10 Sheriff State Assessed Exempt Trust/Trustee Mo.-Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) N 24 123 Other (Explain) Trustee to Beneficiary Day Transfer on Death Other_ Date 18 Phone Number For Dept. Use Only (308) 382-4651 424,000|00 424,000,00 ⋠ 521 FORM 101923 Zip Code 68803 Mobile Home Yes Yes 3 23

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

954.00

Date: 10/19/23

Bk 2023, Pg 1910

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 October A.D., 2023, at 12:53 o'clock PM. Recorded in Book 2023 on Page 1910

Fee: \$10.00 By: AS Electronically Recorded Dispergilo Deputy County Clerk

WARRANTY DEED

Record and return to:

Grand Island Abstract, Escrow & Title Co. 704 West 3rd Street, Grand Island, NE 68801

Webster County, NE Woitaszewski, herein called the grantee whether one or more, the following described real property in consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Andrew herein called the grantor whether one or more, in consideration of One Dollar and other valuable KNOW ALL MEN by these presents that, Blender, LLC, a Nebraska Limited Liability Company,

The Northeast Quarter (NE1/4) of Section Twenty-Five (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed whomsoever And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is

Dated this A Date C

Liability Company Blender, LLC, a Nebraska Limited

STATE OF OF

by Rick Johnson, Member of Blender, LLC, a Nebraska Limited Liability Company The foregoing instrument was acknowledged before me this _day of_

Notary Public, State and County aforesaid

GENERAL NOTARY - State of Nebrasica TRICIA CAMPLIN

My Comm. Exp. June 2, 2026

[y commission expires:5 ignature

Agricultural Land Sales Worksheet

Cnty 140.	BOOK	Page	Sale	Sale Date				Scho	ol Dist	School District Code			
\dashv	2023	1910	10/19	10/19/2023	Base: 9	91-0002		Affiliated:	ed:		Unified:	ed:	
Location ID	Sale I	Sale Number	Useability & Code #	& Code#		٠		Ρε	Parcel Number	umber			
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	Date of Sa	Date of Sale Assessed Value	Value		4371	8	11	25	μ.	00000	1	000	8695
Land	Impr	Improvements	To	Total		Da	te of S	ale Pr	operty	Date of Sale Property Classification Code	tion C	ode	
194,800				194,800	Status	Prope	Property Type		Zoning	Location	City	City Size	Parcel Size
	Irrigation Type:	л Туре:			A) 2	В)	05	C	5	D) 3	E)	0	F) 9
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3D1	<u>1</u>				AG L	AG LAND TOTAL	OTAI		15	156.000		1:	194,800
ω	3D						Roads	S		4.000			
41	4D1					F	Farm Sites	S					
4	4					Ho	Home Sites	S					
						Re	Recreation	12					
Dwellings	gg						Other	T					
Outbuildings	gs				Non	Non-AG TOTAL	OTAI			4.000			

		001910000	Comments from			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

(SELLER)
If no, pl motor, machinery, etc)included in the sale price? Assessor's Office at please complete the following questionnaire; we have specified in Legal Description: 25-02-11 NE1/4 25-2-11 ΗÉ Ιf Broker/Realtor, property ΙÉ determination of the Revenue, County is required Agriculture Sale Date: 10/19/2023 Book: 2023 Parcel ID: 001910000 **Buyer: WOITASZEWSKI, ANDREW** holding company? valuations in Webster County. they are for. In accordance with Additional Parcels: Seller: BLENDER, LLC Website: www.co.webster.ne.us Phone: (402) 746-2717 RED CLOUD, NE 68970 621 N CEDAR WEBSTER COUNTY ASSESSOR (SELLER/BUYER) (SELLER/BUYER) Was (SELLER) (BUYER) (SELLER) (SELLER/BUYER) (SELLER/BUYER) (SELLER/BUYER) Was (SELLER/BUYER) What was the purchase price? \$ (402)746-2715 Email:webcoassr@hotmail.com yes, no, yes, other yes, please How did explain what please Was that please How long regarding real estate transactions in Webster County. Ηf Page: 1910 appraised, what the personal property was included Mas H I f explain Ιf Did this explain The verification of accurate Family, explain property personal included SPM this this Nebraska Revised any personal property (pivot, irrigation pipe; etc)included in the sale price? Yes No Price: \$424,000.00 to furnish sales Yes learn that use of (402)746-2717.the sale sale sale Newspaper, 7 made traded property property was involved; in the purchase price? No Was Was this sale. involve a for the available Completing this the involved D purchase on SAY JORTIO property was Seller, Prio partial information to the appraised State Statute 77-1327, You can mail, the trade If you have any questions, in t 0 market? price? interest Prior sales data is D other 20 value? 1031 4 questionnaire will provide for sale? exhange Knowledge, what potential S like email in Sries o the Ma State of Nebraska Department of property? kind exchange; 9 Ś essential to establish the Assessor's the property? Circle fax this purchasers 20 Other dollar As a recent seller/buyer, one: above front of the questions, please back Yes amount .0 TS. Advertising, ground or Yes to Office contact the a solid it Yes the 0 going No the office. for Webster base No buried, to 0 F personal property ω in the Fax whom



Good Life. Great Service. NEBRASKA

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

FORM **521**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Tyde Name of Grantee or Authorized Representative Attorney Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only For Dep		ned 18b Vacant land Sa	e current market value of the real property? 15 Was the mortgage assumed? (If Yes, state you will be state agent or title company contact.)	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 ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ✓ Parents and Child ☐ Step-parent and Step-child	Quit Claim Qwarranty	Single Family Industrial Mineral Interests-Nonproducing State Assessed Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational Conservator Distribution Land Contract/Memo Partition Sheriff Other Easement Lease Personal Rep. Trust/Trustree	one box in categories A and B. Check C if property is also a mobile home. (B) Property Type	State Stat	ne (Seller) Hubl, Trustee and Jolaine Hubl, Trustee Grantee's Name (Buyer) Joseph R Hubl Street or Other Mailing Address ad 1900 Grantee's Name (Buyer) Joseph R Hubl	ad unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 19 Yr. 23 Mo. 10 Day 19 6 Grantee's Name Address and Telephone (Please Print)	
(402) 746-3613 Phone Number 10/19/22 Date For Dept. Use Only	0,00	t Should be Sent	id interest rate.) % If Yes, include the nam	ther	Transfer on Death Trustee to Beneficiary Other (Explain) (If No, state the intended use	Mobile Home		ization? Yes 7 No	1		

The West Half of the Southwest Quarter (W½SW½) of Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and The West Half of the Northwest Quarter (W½NW¼), Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. The West Half of the East Half of the Southwest Quarter (W1/2E1/2SW1/4) of Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

State of Nebraska Ss. County of Webster

of 0 CX A.D., 2093 at 3:33 o'clock 0 M. Recorded in Book 2033 on Page 1913 Entered on the numerical index and filed for record in the Clerk's office of said county this

On Page County Clerk Assessor_ _Carded

Comp

NEBRASKA DOCUMENTARY TO AB TO#

WARRANTY DEED

hereby acknowledged, conveys to Joseph R. Hubl, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): (\$1.00), LOVE and AFFECTION, and other valuable consideration receipt of which is GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS 2005 and Jolaine Hubl, Trustee of the Jolaine Hubl Revocable Trust, dated May 23, 2005, Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust, dated May 23

P.M., Webster County, Nebraska; Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th The West Half of the East Half of the Southwest Quarter (W1/2E1/2SW1/4) of

County, Nebraska; and The West Half of the Southwest Quarter (W½SW½) of Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster

County, Nebraska. Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster The West Half of the Northwest Quarter (W1/2NW1/4), Section Six (6),

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

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

Executed October 14, 2023.

Richard P.

Jolame Hubl, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust and Jolaine Hubl, Trustee of the Jolaine Hubl Revocable Trust. The foregoing instrument was acknowledged before me on October 4, 2023, by

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

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		001303600 001303700	Comments from Com			WD; SALE FROM PARENT TO CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Good Life. Great Service. NEBRASKA

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

358

FORM **521**

Stat && 76.01/ 77.1907/0)	DRACAU TA TIO	
	20 1013	Deed Recorded
For Dept. Use Only		Register of Deed's Use Only
Date	Title	here Signature of Grantee or Authorized Representative
16/19/23	Attorney	sign The raine of Parison Indiana of Parison Indiana
(402) 746-3613		Kory McCracken
complete, and	t it is, to the best of my knowledge and belief, true,	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement.
	on number 5a	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
oloo		24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	23	Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions).
0.00		22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		See attached
		18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
uld be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	18 Address of Property Unassigned
No	of the agent or title company contact.) Yes No	✓ Yes No
% include the same	Yes V No \$	\$225,000
rest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	14 What is the current market value of the real property?
	Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	☐ Brothers and Sisters ☐ Grandparents and ☐ Ex-spouse ☐ Parents and Child
	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	ce or Nephew
	V IES INO	
Other (Explain)	ntor Trust Partition Satisfaction of Contract Satisfaction of Contract Satisfaction of Contract Same use?	No Court Decree Exchange III? (If No, explain the division.)
Transfer on Death Trustee to Beneficiary	closure Irrevocable Trust Revocable Trust I Revocable Trust I Sale	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange by Priver vesiler Auction Easement Gift
	Lease	Bill of Sale Corrective Lasement Cemetery Death Certificate – Transfer on Death Executor
ther	Contract/Memo Partition	Conservator Distribution
	Millian Inclosed Inclosed	IOLL Commercial Recreational
Mobile Home	Mineral Interests-Nonproducing State Assessed	Single Family
(C)		(A) Status (B) Property Type
	Email Address	Email Address
	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Phone Number (402) 469-4103
Zip Coo	City Lawrence	City State State State Blue Hill NE 68930
	Street or Other Mailing Address 2279 Road 2200	
	Grantee's Name (Buyer) Richard Lee Hubi	Grantor's Name (Seller) Richard P Hubl, Trustee and Jolaine Hubl, Trustee
,	ee's Name, Address, and Telephone (Please Prin	5 Grantor's Name, Address, and Telephone (Please Print)
19 Yr 23	Mo. 10 Day 19 Yr. 23 Mo. 10 Day	T County Name 2 County Number WEBSTER - 91
The second secon		

The Southeast Quarter (SE1/4) of Section Sixteen (16), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska ss. County of Webster

or took p.M. Clerk's office of said county this 19 day of 0/12 A.D., 20-33, at 3:35 of 16.16 1/10. Recorded in Book 2023 Entered on the numerical index and filed for record in the Chinest Havia County Clerk

Comp___Assessor_

Carded



WARRANTY DEED

hereby acknowledged, conveys to Richard Lee Hubl, a married person, GRANTEE, the GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00), LOVE and AFFECTION, and other valuable consideration receipt of which is 2005 and Jolaine Hubl, Trustee of the Jolaine Hubl Revocable Trust, dated May 23, 2005, following described real estate (as defined in Neb. Rev. Stat. 76-201): Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust, dated May 23,

North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. The Southeast Quarter (SE¼) of Section Sixteen (16), Township Four (4)

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

- except easements and restrictions of record; (1) is lawfully seized of such real estate and that it is free from encumbrances;
- 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

Executed October 19, 2023.

Richard P. Hubl, Trustee

Zheler

Jolaine Hubl, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Trustee of the Jolaine Hubl Revocable Trust. Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust and Jolaine Hubl, The foregoing instrument was acknowledged before me on October 14, 2023, by

Comm. expires

Notary Pub

C

Agricultural Land Sales Worksheet

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0 F) 9	E)	D) 3	_. б	C)	05	В)	A) 2	IRRIGATION	Irrigation Type: NO	Irrig	
City Size Parcel Size		Location	Zoning		Property Type	Pn	Status	219,520		520	219,520
Code	ation (Date of Sale Property Classification Code	roperty	Sale Pı	Date of			Total	Improvements	In	Land
000 0000	1	00000	0	16	9	4	0000	⁷ alue	Date of Sale Assessed Value	Date of	
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		lumber	Parcel Number	P				Useability & Code#	Sale Number		Location ID
ied:	Unified:		ted:	Affiliated:	005	65-0005	Base: 6	10/19/2023	1913	2023	91
		School District Code	ool Dis	Sch				Sale Date	Page	Book	Cnty No.

		001307702	Comments from Com			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

5118 98189 NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

4 100	
200	ÖRI

26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction sign 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property AG Land 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 18a V No address assigned 16 Does this conveyance divide a current parcel of land? here 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Red Cloud Email Address 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 873 Road K Grantor's Name (Seller) 2H Farms, Inc. 8 Type of Deed See Attached \$953,823 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. hone Number (402) 746-4202 Mo. County Name (A) Status Yes ✓ Unimproved Improved DEPARTMENT OF REVENUE 0 Yes Cemetery Bill of Sale Print or Type Name of Grantee or Authorized Representative Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Bradley Wulf, President, Bolin-Wulf, Inc. Day Signature of Grantee or Authorized Representative 7. B ₹ No **?** No Death Certificate - Transfer on Death Corrective 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. Commercial Multi-Family Single Family Aunt or Uncle to Niece or Nephew 2 WEBSTER - 91 Brothers and Sisters W 18b Vacant land 27 7 Value of Stamp or Exe County Number NE State 3146 Agricultural Register of Deed's Use Only Industrial Recreational Exchange Executor ☐ Easement Distribution] Easement Distribution Parents and Child Family Corp., Partnership, or LLC 4 Grandparents and Grandchild Zip 401.61+-68972 Grantor Trust Gift Foreclosure Lease Land Contract/Memo Mineral (B) Property Type Phone Number Email Address 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Red Cloud Street or Other Mailing Address 971 Road 900 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Grantee's Name (Buyer) Bolin-Wulf, Inc. Mineral Interests-Producing Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Southern Title, LLC No Was the mortgage assumed? (If Yes, state the amount and interest rate.) Partition Irrevocable Trust 10 Life Estate 202 12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No Day _ **₹** 8 Quit Claim W Partition Personal Rep. 20 0 Grantee Step-parent and Step-child Self Spouse ا ۲. Sale If Yes, is the grantee a 509(a) foundation? S Satisfaction of Contract Revocable Trust 2023 200 ☐ Trust/Trustee ∫Sheriff 4 Date of Deed Yes Southern Title, LLC Exempt State Assessed Mo. 24 23 22 ff S S 804 — Day Trustee to Beneficiary
Other (Explain) Other Transfer on Death Other) - 746-0 Phone Number Date For Dept. Use Only 20 10/20/2023 953,823,75 953,823,75 Mobile Home <u></u> Zip Code 68970 Yes Yes 0 2023 No No **₹** ₹ W

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

The West Half (W1/2) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6^{th} P.M., Webster County, Nebraska

The East Half of the Northeast Quarter (E1/2NE1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Wester County, Nebraska

State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3D day of 0 A.D., 20 33, at 3:06 o'clock 0 M. Recorded in Book 3033 on Page 1914 On Page Little County Clerk

Objects Havin County Clerk

16 no D D Deputy

Comp Assessor Carded

Date \$ 3146.50 NEBRASKA DOCUMENTARY STAMP TAX

BOOK 2023 PAGE 1914

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

CORPORATION WARRANTY DEED

other valuable consideration received from Grantee, Bolin-Wulf, Inc., a Nebraska corporation, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): 2H Farms, Inc., a Nebraska corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and

The West Half (W1/2) of Section Twenty-seven (27), Township Two (2) North, Range Eleven (11) West of the 6^{th} P.M., Webster County, Nebraska

The East Half of the Northeast Quarter (E1/2NE1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Wester County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor.

- $G_{\overline{G}}$ is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all

Executed October 20,2023.

2H Farms, Inc., a Nebraska corporation

STATE OF NEBRASKA BY: Denmis J. Hansen, President

The foregoing instrument was acknowledged before me on October \mathcal{AO} , 2023 by Dennis I. Hansen, President of 2H Farms, Inc., a Nebraska corporation, on behalf of the corporation.

COUNTY OF WEBSTER

ss.

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

Notary Public

Agricultural Land Sales Worksheet

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City Size Parcel Size	Location	Zoning	Property Type	Status	517,110		0.	517,110
tion Code	Classifica	Property	Date of Sale Property Classification Code		Total	Improvements	Im _I	Land
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. 44.17.2	lumber	Parcel Number			Useability & Code#	Sale Number 1	Sale	Location ID
Unified:		Affiliated:	91-0002 Aff	Base: 91-	10/20/2023	1914	2023	91
	School District Code	chool Dis	S		Sale Date	Page	Book ्	Cnty No.

(Continue on back)	
	001911100 001911302
Comments:	Comments from
	CORP WD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA Good Life, Great Service,

Real Estate Transfer Statement

521 FORM

Mo. 10 Day 30 Yr. 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 26 Date Deed Recorded 18a 18 Address of Property 16 Does this conveyance here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 14 What is the current market value of the real property? 22 Total purchase price, including any liabilities assumed 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ⊏mail Address ⊓/a Street or Other Mailing Address 121 Ridge Road 1 County Name 8 Type of Deed Phone Number (806) 543-2074 Grantor's Name (Seller) Torrey M. Vap & Mistie R. Day, Co -Personal Representative of the Estate of Cheryl R. Vap 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 9 Was transfer part of IRS like-kind exchange (I.R.C.§ 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No Grantor's Name, Address, and Telephone (Please Print) Vas owne Yes No address assigned ₹ Yes (A) Status ✓ Improved SEE ATTACHED DEPARTMENT OF REVENUE 0 ğ ownership transferred in full? (If No, explain the division.)
Yes No ē Unimproved Bill of Sale Cemetery SEE ATTACHED SEE ATTACHED Signature of Grantee or Authorized Representati Nicholas D **S** ₹ □ N Under penalties of law, I declare that I have examined this statement and that it is, Corrective Death Certificate - Transfer on Death ype Marme of divide a current parcel of land? Conservator that I amyduly authorized to sign this statement. SEE ATTACHED The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Single Family S No Commercial Multi-Family روا ☐ Ex-spouse Brothers and Sisters Aunt or Uncle to Niece or Nephew WEBSTER - 91 Meysenburg Ü To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land 10 Type of Transfer 2 County Number ₩ Value of Stamp or Exempt Number Court Decree Auction (News Register of Deed's Use Only ☐ Recreational Representative Industrial Agricultural Distribution __ Easement # Exchange] Executor Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code **79356** SEE ATTACHED Gift ☐ Grantor Trust Foreclosure __ Land Contract/Memo Mineral Lease (B) Property Type Mineral Interests-Producing Mistie R. Day 121 Ridge Rd. 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Email Address N/a Post, TX 79356 S S Grantee's Name (Buyer) see attached 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Phone Number Street or Other Mailing Address Mineral Interests-Nonproducing <u>⊼</u> Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ∐ Yes Partition Life Estate Irrevocable Trust ☐ Revocable Trust Authorized Representative SS to the best of my knowledge and belief, true, complete, and Day _ Partition Yes S No Self Quit Claim Personal Rep. Step-parent and Step-child real estate purchased for same use? Spouse <u>'</u> Sale Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 2023 1928 _] Warranty]⊺rust/⊺rustee Sheriff ☐ Yes □ Exempt 4 Date of Deed State Assessed Mo. 24 22 23 49 Trustee to Beneficiary Other Day (If No, state the Other (Explain) Iranster on Death Other_ Date Phone Number For Dept. Use Only 20 (402) 934-4770 10/20/2023 ≾ Mobile Home intended use.) gg gg Zip Code 2023 000 90 000 <u>₹</u> % <u>دار</u> چچ

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Parcel	PID	Box 6 Grantee's Name Address	Box 7(A)	Box 7(B)	Box 14	Box 18	Box 20	Box 21
		& Telephone	Status	Property Type	Current Market Value	Address of Property	Legal Description	Acres
1	001808201	(1) Mistie R. Day 121 Ridge Rd. Post, TX 79356 (806) 543-2074 (2) Torrey M. Vap 12311 Windswept Ave. Riverview, FL 33569 (813) 951-0698 (3) Jeffrey D. Vap 2010 Clark St. Aurora, NE 68818 n/a	Unimproved	Agricultural	\$10,110	n/a	See Attached Exhibit A	
2	001404501 & 001403801	Same as above	Unimproved	Agricultural	\$234,235	n/a	See Attached Exhibit A	111.81
3	810100	Same as above	Improved	Agricultural	\$105,420	1189 Rd Cd, Rd Coud, NE 68970	See Attached Exhibit A	

Exhibit A

EXCEPT a tract now owned by Grantees contained within the above tract and described a follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 feet along the North boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right of way boundary of U.S. Highway 281; thence Northerly along the West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less. 292.54 feet; thence \$69°34'12"E a distance of 267.29 feet; thence \$59°15'59"E a distance of 230.85 feet; thence \$70°06'03"E a distance of 279.93 feet; thence \$74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 feet; thence \$89°08'45"E a distance of 135.05 feet to the west line of U.S. Highway (assumed bearing) along the north line of said Southeast Quarter (SE½) a distance of 53.30 feet to the west line of U.S. Highway 281 as described in Deed recorded line a distance of 182.70 feet to the place of Beginning, containing 21.18 acres of which 1.28 acres contained in the north 40.00 feet is being used as a public road, along said west line a distance of 100.00 feet; thence N09°23'13"E along said west 281; thence N00°04'36"W along said west line a distance of 223.06 feet; thence N08°35'25"W along said west line a distance of 202.20 feet; thence N00°06'55"W parallel with the east line said southeast Quarter (SE¼) a distance of 40.00 feet; thence S04°08'58"E a distance of 319.88 feet; thence S52°14'29"E a distance of N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E In Book 29 Page 231, which is the true Place of Beginning; thence continuing Northeast Corner of said Southeast Quarter (SE1/4); thence A tract of land located in the Southeast Quarter (SE½) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska more particularly described as follows: Commencing at the

S00°04'50"E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence S73°48'25"E, a distance of 727.99 feet; thence through said Section 9, and the point of beginning; thence N00°08'31"W continuing on said East line, a distance of 2622.23 feet to the Northeast comer of said West Haff of the Northwest Quarter; thence S89°37'52"W on the North line of said West \$00°08′31″E, parallel with the East line of said West Half of the Northwest Quarter, a distance of 630.36 feet to the North right of way line of said River Road; thence North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast comer distance of 14.86 feet to the North right of way line of River Road as traveled of the West Half of the Northwest Quarter of Section 9; thence N00°08'3 I "W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a Northeast Quarter; thence S84°58'08"E, a distance of 1266.99 feet; thence S69°35'58"E, a distance of 654.86 feet to the East line of said East Half of the the Northwest comer of said East Half of the County, Nebraska, being described as follows: Referring to the Southeast comer Section Eight (8) and the West Half of the Northwest Quarter (W1/2NW1/4) of Section A parcel of land located in the East Half of the Northeast Quarter (E½NE¼) or Township One (1) North, Range Ten (10) West of the 6th P.M., Webster Northeast Quarter, thence

of beginning. N89°41'38"E on said North right of way line, a distance of 59.72 feet to the point

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 53.3 feet West of the Quarter Section Comer between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23: thence West 717.0 feet along the North boundary of said southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway #281; thence Northerly along the West right-of-way boundary of U.S. Highway #281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 acres, more or less, and the containing of the containing EXCEPT a County Road 40 feet in width running East & West and lying all along the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract, AND EXCEPT FURTHER, that tract of land previously conveyed to the State of Nebraska, Department of Roads, as identified by instrument recorded on March 17, 2014, in the office of the Webster County, Nebraska Register of Deeds at Book 2014 on Pages 617-618.

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/20/23

State of Nebraska ss County of Webster Bk 2023, Pg 1928

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of October A.D., 2023, at 03:24 o'clock PM. Recorded in Book 2023 on Pages 1928-1931

Electronically Recorded Fee: \$28.00 By: AS Deputy County Clerk

Disserve

PLEASE RETURN TO: Nicholas D. Meysenburg, Dvorak Law Group, LLC, 515 W. 3rd Street, Hastings, NE 68901

CORRECTIVE DEED

(collectively, "Grantors"). Co-Personal Representatives of the Estate of Cheryl R. Vap, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court Court Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court Court Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court County Court of Webster County, Nebraska, in proceedings shown as Case No. PR 21-29 of that Court County Court of Webster Court of Webster County Court of Webster County Court of Webster Court of W This Corrective Deed dated October 30 2023, is made by Mistie R. Day and Torrey V. Vap.

January 6, 2023, and recorded on January 17, 2023, in the office of the Webster County, Nebraska Register of Deeds at Book 2023 on Pages 123-127 (the "Original Deed"), conveyed to Mistie R. Day, Torrey M. Vap, and Jeffrey D. Vap, as tenants in common (collectively, "Grantees"), certain real estate; WHEREAS, Grantors, under that certain Deed of Distribution By Personal Representative dated

description of the real estate; and WHEREAS, the Original Deed, through error and inadvertence, included an incorrect legal

legal description of the real estate to be conveyed to Grantees in its entirety, as set forth below WHEREAS, the parties desire to correct the errors set forth in the Original Deed by restating the

NOW, THEREFORE, for good and valuable consideration, Grantors hereby confirm that the Original Deed is hereby amended as follows: the legal description set forth in the Original Deed is hereby deleted in its entirety and replaced with the legal description set forth in Exhibit A, attached hereto and incorporated by reference herein.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. §76-902(4).

[Remainder of page left intentionally blank; signature page follows.]

Executed this $\frac{\partial D^{1/3}}{\partial D}$ day of October, 2023.

By: Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R. Vap, Deceased

Torrey M. Vap, Co-Personal Representative of the Estate of Cherri R. Vap, Deceased

STATE OF TESAS) SS.

A GENERAL NOTARY - State of Nebraska
AMBER CONWAY
My Comm. Exp. Merch 8, 2024

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the ADP day of October, 2023, by Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R.

Notary Public

STATE OF FLORIDA) ss. county of Madoster) ss.

A GENERAL NOTARY - State of Nebraska AMBER CONWAY
My Comm. Exp. March 8, 2024

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the Conday of October, 2023, by Torrey M. Vap, Co-Personal Representative of the Estate of Cheryl R.

Notary Public

XIIIDIT A

distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right of way boundary of U.S. Highway 281; thence Northerly along the West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less. feet along the North boundary of said Southeast Quarter; thence South 90° for a Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 **EXCEPT** a tract now owned by Grantees contained within the above tract and described a follows: Beginning at a point 53.3 feet West of the Quarter Section 292.54 feet; thence \$69°34'12"E a distance of 267.29 feet; thence \$59°15'59"E a distance of 230.85 feet; thence \$70°06'03"E a distance of 279.93 feet; thence \$74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 feet; thence \$89°08'45"E a distance of 135.05 feet to the west line of U.S. Highway parallel with the east line said southeast Quarter (SE½) a distance of 40.00 feet; thence S04°08′58″E a distance of 319.88 feet; thence S52°14′29″E a distance of of 53.30 feet to the west line of U.S. Highway 281 as described in Deed recorded in Book 29 Page 231, which is the true Place of Beginning; thence continuing County, Nebraska more particularly described as follows: Commencing at the Northeast Corner of said Southeast Quarter (SE¼); thence N89°22′58"W which 1.28 acres contained in the north 40.00 feet is being used as a public road line a distance of 182.70 feet to the place of Beginning, containing 21.18 acres of along said west line a distance of 100.00 feet; thence N09°23'13"E along said west N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E N08°35′25″W along said west line a distance of 202.20 feet; thence N00°06′55″W 281; thence N00°04'36"W along said west line a distance of 223.06 feet; thence (assumed bearing) along the north line of said Southeast Quarter (SE1/4) a distance A tract of land located in the Southeast Quarter (SE½) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster

Northeast Quarter; thence S84°58'08"E, a distance of 1266.99 feet; thence S00°08'31"E, parallel with the East line of said West Half of the Northwest Quarter, a distance of 630.36 feet to the North right of way line of said River Road; thence North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest comer of said East Half of the Northeast Quarter; thence \$00°04′50″E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence \$73°48′25″E, a distance of 727.99 feet; thence \$69°35′58″E, a distance of 654.86 feet to the East line of said East Half of the of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast comer through said Section 9, and the point of beginning; thence N00°08'31"W continuing on said East line, a distance of 2622.23 feet to the Northeast comer of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West distance of 14.86 feet to the North right of way line of River Road as traveled (assumed bearing) on the East line of said West Half of the Northwest Quarter, a Section Eight (8) and the West Half of the Northwest Quarter (W½NW¼) of Section Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast comer of the West Half of the Northwest Quarter of Section 9; thence N00°08'3 I "W A parcel of land located in the East Half of the Northeast Quarter (E½NE¼) of

of beginning. N89°41'38"E on said North right of way line, a distance of 59.72 feet to the point

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 53.3 feet West of the Quarter Section Comer between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23: thence West 717.0 feet along the North boundary of said southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway #281; thence Northerly along the West right-of-way boundary of U.S. Highway #281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 acres, more or less, the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract, AND EXCEPT FURTHER, that tract of land previously conveyed to the State of Nebraska, Department of Roads, as identified by instrument recorded on March 17, 2014, in the office of the Webster County, Nebraska Register of Deeds at Book 2014 on Pages 617-618. EXCEPT a County Road 40 feet in width running East & West and lying all along

Agricultural Land Sales Worksheet

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13,840	1.000	1.	ites	Farm Sites					4D1	
	3.000	3.	Roads	Ro					3D	
278,645	530	128.530	ΔL	AG LAND TOTAL	AG LA	10,785	720	4.7:	3D1	
			Other	0					2D	
2,965	6.370	6.	Waste	W			-		2D1	
			tion	Accretion		81,140	210	31.2	1D	
			ıber	Shelterbelt/Timber	Sh	69,030	550	26.5) 1DI	DRYLAND
930	860	1.	4G						4A	
10,660	660	10.	4G1						4A1	
			3G						3A	
5,965	260	4.	3G1			33,485	10	6.710	3A1	
5,375	3.840	3.	2G			15,900	040	3.0	2A	
5,600	4.000	4.	2G1						2A1	
415	0.830	0.	1G			1,905	350	0.3	1A	
10,545	9.440	9.	1G1	GRASSLAND	GRA				D 1A1	IRRIGATED
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0 F) 9)) 3 E)) 5 D)	()	в) 05	A) 2			Irrigation Type:	lr:	
City Size Parcel Size	Location	Zoning I		Property Type	Status	510,515	030	193,030	, 485	317,485
1 Code	Date of Sale Property Classification Code	roperty Cl	í Sale Pı	Date of		Total	ts	Improvements		Land
000 0000	00000 1	1 00	8	1 10	4489		sed Valu	Date of Sale Assessed Value	Date	
a Blk Parcel	Subdiv Area	Qrt Si	Sect	Twn Rng	GeoCde	4 05		260	10	001403801
	ıber	Parcel Number	P			Useability & Code#	Use	Sale Number		Location ID
Unified:	U ₁	ited:	Affiliated	91-0002	Base: 91	1/6/2023	8	1928	2023	91
	t Code	School District Code	Sch			Sale Date	e	Page	Book	Cnty No.

	001403801 001404501 001808201 001810100	Comments from Com			CORRECTIVE DEED; BETWEEN PARENT & CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)		Comments:					Total Recapture Value:

NEBRASKA Good Life. Great Service.

Real **Estate** Transfer Statement

FORM **521**

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

\ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by Neb. Rev. S	- Xemo
	B Recording Data	Recorded 27 Value of Stan
For Dept. Use Only		Register of Deed's Use Only
Date	Title	Nere Signature of Grantee or Authorized Representative
10/20/2023	Authorized Representative) (1)
(402) 934-4770		nat I amyduly authorized to sign this statement. D. Melysenburg
lete, and	n number 4	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
0 00	24 \$	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	23	Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions)
0.00	22	22 Total purchase price, including any liabilities assumed
	HED .	21 If agricultural, list total number of acres transferred in this transactionSEE ATTACHED
		SEE ATTACHED
		20 Legal Description (Attach additional pages, if needed.)
	121 Hidge Hd. Post, TX 79356	18a
ald be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent Cheryl's Country Oasis, LLC	18 Address of Property SEE ATTACHED
No No	of the agent or title company contact.) Yes	\ \ \ \ \ \
company? (If Yes, include the name	sfer through a real estate agent or a title	16 Does this conveyance divide a current parcel of land?
rest rate.) %	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	14 What is the current market value of the real property? SEE ATTACHED
		☐ Exspouse
	Family Corp., Partnership, or LLC Self Other Other	✓ Yes
	check	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes,
use? (If No, state the intended use.)	12 Was real estate purchased for same use? (If No, s	11 Was ownership transferred in full? (If No, explain the division.) Yes \text{No} = \text{No} = \text{Ves} \text{No} = \text{Ves}
Trustee to Beneficiary Other (Explain) Transfer to LLC	¥	AuctionEasement Court DecreeExchange
Transfer on Death	Trust Revocable Trust	nsfer Distribution
	Lease ☐ Personal Rep. ☐ Trust/Trustee Mineral ☐ Quit Claim ☐ Warranty	lle 🗹 Corrective 🔲 Easement 📗 Easement Cy 📗 Death Certificate – Transfer on Death 📗 Executor 📗
her	Land Contract/Memo Partition Sheriff Other.	8 Type of Deed Conservator Distribution La
		ed Multi-Family
Mobile Home	Mineral Interests-Nonproducing State Assessed	d Single Family Industrial
(C)	C if property is also a mobile home. (B) Property Type	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status SEE ATTACHED (B) Property Type
	Email Address n/a	Email Address n/a
	Phone Number Is the grantee a 501(c)(3) organization? (806) 543-2074 If Yes, is the grantee a 509(a) foundation?	Phone Number (806) 543-2074
75 25 29 25 29 29 29 29 29 29 29 29 29 29 29 29 29	City State TX	City State Zip Code See Attached
	Street or Other Mailing Address 121 Ridge St.	Street or Other Mailing Address See Attached
	Grantee's Name (Buyer) Cheryl's Country Oasis, LLC	Grantor's Name (Seller) See Attached
	6 Grantee's Name, Address, and Telephone (Please Print)	5 Grantor's Name, Address, and Telephone (Please Print)
20 Yr. 2023	1	
	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number	The deed will not be recorded unless this statemer 1 County Name 2 County Number
	If additional space is needed, add an attachment and identify the applicable item number.	• If additional space is needed, add an attach

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Box 5- Grantor's Name, Address, and Telephone

Torrey M. Vap 12311 Windswept Ave. Riverview, FL 33569 (813) 951-0698

Mistie R. Day 121 Ridge Rd. Post, TX 79356 (806) 543-2074

Jeffery D. Vap 2010 Clark St. Aurora, NE 68818 (402) 604-5822

Box 7(A)- Status

Parcel ID 001808201- Unimproved Parcel ID 001810100- Improved

Box 8- Type of Deed

Special Warranty Deed

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

Parcel ID 001808201- \$10,920
Parcel ID 001810100- \$206,205

Box 18- Address of Property

Parcel ID 001808201- No Address Assigned
Parcel ID 001810100- 1189 Road CD
Red Cloud, NE 68970

NEBRASKA Good Life. Great Service.

Certificate of Exemption – **Documentary Stamp Tax**

Documentary Stamp Tax - Neb. Rev. Stat. § 76-902(5)(b)

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.	If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?	Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?
	Z	■ Yes □ No
	8	es ·
	∐ Z	N N

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Torrey M. Vap	Sibling
Mistle R. Day	Sibling
Jeffery D. Vap	Sibling
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)	ndividuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Cheryl's Country Oasis, LLC.	Grantee
Torrey M. Vap	Sibling
Mistie R. Day	Sibling
Jeffery D. Vap	Sibling

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am lamiliar with all of the relevant details of the conveyance information described above.

I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign here falive Attorney for Grantee Attorney for Grantors

Date

Date 5/22/2023 5/22/2023

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less. West right of way boundary of U.S. Highway 281; thence Northerly along the feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 Southeast Quarter of Section 23; thence West 717.0 feet along the North Section 24 in said Township 1, Range 11, and on the North boundary of said at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Grantees contained within the above tract and described a follows: Beginning 40.00 feet is being used as a public road, EXCEPT a tract now owned by N09°23'13"E along said west line a distance of 182.70 feet to the place of N08°35'25"W along said west line a distance of 202.20 N00°06'55"W along said west line a distance of 100.00 N08°35'25"W along N00°04'36"W along said west line a distance of 223.06 N08°35'25"W along said west line a distance of 202.20 a distance of 135.05 feet to the west line of U.S. Highway 281; thence a distance of 267.29 feet; thence S59°15'59"E a distance of 230.85 feet; thence 319.88 feet; thence S52°14'29"E a distance of 292.54 feet; thence S69°34'12"E N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska more particularly described as follows: Beginning, containing 21.18 acres of which 1.28 acres contained in the north 141.65 feet; thence N43°16'39"E a distance of 229.37 feet; thence S89°08'45"E S70°06'03"E a distance of 279.93 feet; thence S74°13'36"E a distance of Quarter (SE1/4) a distance of 40.00 feet; thence S04°08'58"E a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Beginning; thence continuing N89°22'58"W along said North line a distance of described in Deed recorded In Book 29 Page 231, which is the true Place of Commencing at the Northeast Corner of said Southeast Quarter (SE1/4); thence (SE1/4) a distance of 53.30 feet to the west line of U.S. Highway 281 as A tract of land located in the Southeast Quarter (SE¼) of Section Twenty-three County, Nebraska feet; feet; feet; thence thence thence

a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or feet along the North boundary of said southeast Quarter; thence South 90° for North boundary of said Southeast Quarter of Section 23: thence West 717.0 follows: Beginning at a point 53.3 feet West of the Quarter Section Comer (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range A tract of land located in the Northeast Quarter of the Southeast Quarter Northerly along the West right-of-way boundary of U.S. Highway #281 for a less, to a point on the West right-of-way boundary of U.S. Highway #281; thence between Section 23 and Section 24 in said Township 1, Range 11, and on the Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as

West and lying all along the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract, AND distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 acres, more or less, EXCEPT a County Road 40 feet in width running East & 2014 on Pages 617-618. Nebraska, Department of Roads, as identified by instrument recorded on March 17, 2014, in the office of the Webster County, Nebraska Register of Deeds at Book EXCEPT FURTHER, that tract of land previously conveyed to the State of

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

Parcel ID 001808201- 10.92 acres

Parcel ID 001810100- 10.8 acres

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/20/23 AS

State of Nebraska ss. County of Webster Bk 2023, Pg 1932

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of October A.D., 2023, at 03:24 o'clock PM. Recorded in Book 2023 on Pages 1932-1934

Fee: \$22.00 By: AS Electronically Recorded Drobugel Deputy County Clerk

PLEASE RETURN TO: Nicholas D. Meysenburg, Dvorak Law Group, LLC, 515 W. 3rd Street, Hastings, NE 68901

CORRECTIVE DEED

and Texas resident, Torrey M. Vap, an unmarried person and Florida resident, and Jeffrey D. married person and Nebraska resident (collectively, "Grantors"). This Corrective Deed dated October 20, 2023, is made by Mistie R. Day, a married person Vap, a

limited flability company ("Grantee"), certain real estate; and recorded on May 23, 2023, in the office of the Webster County, Nebraska Register of Deeds at Book 2023 on Pages 1073-1076 (the "Original Deed"), conveyed to Cheryl's Country Oasis, LLC, a Nebraska WHEREAS, Grantors, under that certain Special Warranty Deed dated last on May 18, 2023, and

description of the real estate; and WHEREAS, the Original Deed, through error and inadvertence, included an incorrect legal

legal description of the real estate to be conveyed to Grantee in its entirety, as set forth below. WHEREAS, the parties desire to correct the errors set forth in the Original Deed by restating the

NOW, THEREFORE, for good and valuable consideration, Grantors hereby confirm that the Original Deed is hereby amended as follows: the legal description set forth in the Original Deed is hereby deleted in its entirety and replaced with the legal description set forth in Exhibit A, attached hereto and incorporated by reference herein.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. §76-902(4)

[Remainder of page left intentionally blank; signature page follows.]

Executed this day of October, 2023.

By: 6 Mistie R. Day

By: Torrey M. Vap

Jeffery B. Vap

COUNTY OF MICHSELY N'ebrasica STATE OF TEXAS ss.

GENERAL NOTARY - State of Nebraska
AMBEH CONVAY
My Comm. Exp. March 8, 2024

The foregoing Special Warranty Deed was acknowledged before me on the day of October, 2023, by Mistie R. Day.

Nebraska

COUNTY OF WICKS STATE OF FLORIDA SS.

GENERAL NOTARY - State of Nebraska
AMBER CONWAY
My Comm. Exp. Narch 8, 2024

Notary Public

The foregoing Special Warranty Deed was acknowledged before me on the day of October, 2023, by Torrey M. Vap.

STATE OF NEBRASKA ss.

COUNTY OF WACKS IT

Notary Public
GENBAL NOTARY - State of Nebraska
AMBER CONWAY
My Comm. Sep. March 8, 2024

The foregoing Special Warranty Deed was acknowledged before me on the day of October, 2023, by Jeffery D. Vap.

Notary Public

xhibit A

which 1.28 acres contained in the north 40.00 feet is being used as a public road, **EXCEPT** a tract now owned by Grantees contained within the above tract and described a follows: Beginning at a point 53.3 feet West of the Quarter Section Corner between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23; thence West 717.0 feet along the North boundary of said Southeast Quarter; thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right of way boundary of U.S. Highway 281; thence Northerly along the West right-of-way boundary of U.S. Highway 281 for a distance of 625.3 feet, more or less, to the point of beginning, containing 9.97 Acres, more or less. feet; thence S89°08'45"E a distance of 135.05 feet to the west line of U.S. Highway 281; thence N00°04'36"W along said west line a distance of 223.06 feet; thence N08°35'25"W along said west line a distance of 202.20 feet; thence N00°06'55"W along said west line a distance of 100.00 feet; thence N09°23'13"E along said west line a distance of 182.70 feet to the place of Beginning, containing 21.18 acres of 292.54 feet; thence \$69°34'12"E a distance of 267.29 feet; thence \$59°15'59"E a distance of 230.85 feet; thence \$70°06'03"E a distance of 279.93 feet; thence parallel with the east line said southeast Quarter (SE½) a distance of 40.00 feet; thence S04°08'58"E a distance of 319.88 feet; thence S52°14'29"E a distance of Northeast Corner of said Southeast Quarter (SE½); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE½) a distance S74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 N89°22′58"W along said North line a distance of 1394.32 feet; thence \$00°00′02"E of 53.30 feet to the west line of U.S. Highway 281 as described in Deed recorded In Book 29 Page 231, which is the true Place of Beginning; thence continuing A tract of land located in the Southeast Quarter (SE¼) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska more particularly described as follows: Commencing at the

the North side of the above described tract, said County Road taking 0.66 acres more or less, of the above described tract, AND EXCEPT FURTHER, that tract of the North boundary of said southeast Quarter, thence South 90° for a distance of 620.6 feet; thence East 90° for a distance of 717.8 feet, more or less, to a point on the West right-of-way boundary of U.S. Highway #281; thence Northerly along the land previously conveyed to the State of Nebraska, Department of Roads, as identified by instrument recorded on March 17, 2014, in the office of the Webster County, Nebraska Register of Deeds at Book 2014 on Pages 617-618. West right-of-way boundary of U.S. Highway #281 for a distance of 625.3 feet more or less, to the point of beginning, containing 9.97 acres, more or less, EXCEPT a County Road 40 feet in width running East & West and lying all along follows: Beginning at a point 53.3 feet West of the Quarter Section Comer between Section 23 and Section 24 in said Township 1, Range 11, and on the North boundary of said Southeast Quarter of Section 23: thence West 717.0 feet along A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-three (23), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as

Agricultural Land Sales Worksheet

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				Other	0		34,390	184		SS	Dwellings	
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		001808201 001810100	Comments from Con			CORRECTIVE DEED; TRANSFER TO FAMILY LLC	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

NEBRASKA

Real Estate Transfer Statement

FORM

Mo. | Day | Yr. | W | W | Nebraska Department of Revenue | Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) sign 18a No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. 26 Date Deed Recorded here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . Sutton Street or Other Mailing Address 31771 Rd Z Grantor's Name (Seller) Monica M. Shipman n/k/a Monica M. Smith 8 Type of Deed Email Address smith.monica.4211@gmail.com Phone Number (402) 984-1323 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 02 11 EAST 71' LOT 11 & Red Cloud, Nebraska 68970 County Name Nebraska \$47,795 425 W. 6th Avenue Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Yes Yes (A) Status change) by buyer or seller? DEPARTMENT OF REVENUE Buyer Cemetery Bill of Sale Unimproved Improved 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. Kelle J. Westland (402) Signature Print or Type Name of Graptee or Authorized Representative N_O No Seller 2 ζ. Υ. Death Certificate - Transfer on Death Corrective of Grantee or Authorized Representative Single Family Multi-Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Commercial √ No Single Family 8 WEBSTER - 91 Aunt or Uncle to Niece or Nephew Brothers and Sisters To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 10 Type of Transfer 2 County Number Vacant land Court Decree Value of Stamp or Exempt Number \$ FYDM 1# 12 1 2 BLOCK 5 LEDUC'S ADDITION RED CLOUD, in Webster County, Auction NE State Xemp Register of Deed's Use Only Recreational Agricultural Industrial Distribution Exchange Executor Easement Distribution Easement 5 Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip 68979 Grantor Trust Foreclosure Land Contract/Memo Lease Mineral Gift (B) Property Type Title City Hastings 3 Date of Sale/Transfer 17 6 Grantee's Name, Address, and Telephone (Please Print) 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number (402) 746-3926 Street or Other Mailing Address 827 North Turner Avenue Grantee's Name (Buyer) Clint M. Shipman Clint Shipman 827 North Turner Avenue Hastings, NE 68901 Email Address cshipman3@gmail.com Mineral Interests-Producing Mineral Interests-Nonproducing Mo._ 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 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition 80 Life Estate ∐rrevocable Trust ∐Revocable Trust 2023 Day _ Was real estate purchased for same use? (If No, state the intended use.) ✓ No ✓ Quit Claim Partition Personal Rep. 22 Yr. Step-parent and Step-child Self Spouse Attorney €9 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Sale Satisfaction of Contract 2023 1937 Sheriff Trust/Trustee Warranty 4 Date of Deed Exempt Yes Mo. _ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed 22 24 60 Other (Explain) Other Trustee to Beneficiary Day Transfer on Death Other 20 Phone Number For Dept. Use Only (402) 498-4400 52 Yes <u></u> Zip Code 68901 92 C 2023 100 1.00 200 ✓ No % N N

Grantee—Retain a copy of this document for your records

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of 0 Cd A.D., 20 a at 11.00 o'clock 6. M. Recorded in Book 20 a on Page 1937
Obbas Haring County Clerk 10.50
Ind __Comp__Assessor__Carded__

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
STX444T#12 By 10

QUITCLAIM DEED

following described real estate in Webster County, Nebraska: which is hereby acknowledged, quitclaims and conveys to Clint R. Shipman, Grantee, the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of Monica M. Shipman n/k/a Monica M. Smith, Grantor, whether one or more, in

RED CLOUD, in Webster County, Nebraska 02 11 EAST 71' LOT 11 & 1 2 BLOCK 5 LEDUC'S ADDITION

Nebraska, Case No. Cl 23-27 entered on the 10th day of July, 2023. Pursuant to Decree of Dissolution of Marriage, District Court of Clay County,

Executed:

August 22, 2023

Noniga M. Shipman nika Monica M. Smith

STATE OF NEBRASKA

COUNTY OF Clay

foregoing instrument was 2023, by Monica M. Shipman n/k/a Monica M. Smith. acknowledged before me 임 day of

A GENERAL NOTARY - State of Nebraska MAX D. BERGEN MAX D. BERGEN My Comm. Exp. February 1, 2025

アカタピ と) Notary Public

Kelle J. Westland

KELLE J. WESTLAND LAW OFFICE, P.C., L.L.O.

7602 Pacific Street, Suite 102

Omaha, Nebraska 68114

(402) 498-4400

kjwestland@kellewestland.com

Residential & Commercial Sales Worksheet

(Continue on back)	(Cont											
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					nts:	Comments:					from	Comments from
								Œ	X-SPOU	COURT DECREE WITH EX-SPOUSE	OURT DECR	QCD; C
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Good	□ Very Good	(50)			-			Excellent	(60)		(304) ☐ One Story Duplex	(304) 🗆 On
	□ Good	(40)		High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
ge	□ Average	(30)	Above Average	Above	(30)			Good	(40)		Split Level	(308) 🗆 Sp
Badly Worn	□ Badly	(20))ĕ	Average	(20)			Average	(30)		1 1/2 Story	(307) 🗆 11
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	Condition:	Con		F:	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
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		ıd Walls	Metal Frame and Walls		(5)						lei	(106) □ Other
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		ng Walls	Masonry Bearing Walls	1	(3) 			Very Good	(50)		1 1/2 Story	(104) 🗆 11
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	ame	Fireproof Structural Steel Frame	of Struc	Firepro	(£)			Average	(30) 🗷		Two Story	(102) □ T _W
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		Code:	Commercial Occupancy Code:	rcial Oc	Comme			Residential Condition: 30	Residential		Style: 101	Single Family Style:
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F) 1	E) 6	D) 1	Н	G	01	В)	A) 1		2)	CLOUD (RC)	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type	Pro	Status	47,795		46,700	1,095	1
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		School District Code	ol Distr	Schoo				Sale Date	S	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

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

FORM **521**

Mo. 10 Day 43 Yr. 43 \$ EXAMPT #14 DT	Recorded 27 Value of Stamp of the property of	3	Sign Print on duple Natified of Grantee dr. Additionated Representative	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement. Kelle J. Westland	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	0 2 11 LOTS 1 & 2 BLOCK 13 ORIGINAL TOWN RED CLO	Vacant land	16 Does in sconveyance divide a current parcel of land? Yes No 18 Address of Broports 19 Name or	15	was the transfer between relatives, or it to a trusteet, are the trustor and beheindary relatives? (in res, check the CV) Yes	Yes No	Auction Easement Gift Court Decree Exchange Grantor Trust explain the division	Distribution Foreclosure		ed Multi-Family Agricultural Agricultural Recreational	☐ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interes	one box in categories A and B. Check C	-	84-1323	State Zip Code NE 68979		n/k/a Monica M. Smith	Please Print)	County Name 2 County Number 3 Date of Sale/ Iransfer Mo. 07 Day 1
130 1438 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Topology Inchise Child	Date /	Attorney /6/26/	to the best of my knowledge and belief, true, comp	5	24 \$ 1]00	23 22	9	TOWN RED CLOUD, in Webster County, Nebraska	Clint Shipman 827 North Turner Avenue Hastings, NE 68901	of the agent or title company contact.) Yes	Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ (If Yes, state the amount and interest rate.)	r LLC Self Other Other	Yes No No	Life Estate Sale Trustee to Beneficiary Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No. state the intended use	evocable Trust	lemo	Mineral Interests-Producing Exempt	ts-Nonproducing State Assessed N	if property Is also a mobile home.	cshipman3@gmail.com	ther ls the grantee a 501(c)(3) organization? results 146-3926 If Yes, is the grantee a 509(a) foundation? Yes	Sinte Viete	r Mailing Address Turner Avenue	Grantee's Name (Buyer) Clint M. Shipman	ess, and Telephone (Please Print)	Day

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 33 day of 0.4 A.D., 2033 at 11:13 o'clock A.M. Recorded in Book 302 on Page 1438 on Page 1438 County Clerk 10.00 Assessor Carded Carded Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-33-33

QUITCLAIM DEED

following described real estate in Webster County, Nebraska: which is hereby acknowledged, quitclaims and conveys to Clint R. Shipman, Grantee, the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of Monica M. Shipman n/k/a Monica M. Smith, Grantor, whether one or more, in

0 2 11 LOTS 1 & CLOUD, in Webster County, Nebraska. 2 BLOCK 13 ORIGINAL TOWN RED

July, 2023. Pursuant to Decree of Dissolution, Case No. CI 23-27 entered on the 10th day of

Executed:

Aug 27, 2023

Moniça M. Shipman n/k/a Monica M. Smith

STATE OF NEBRASKA

COUNTY OF Class

SS

The foregoing instrument was acknowledged before m 2023, by Monica M. Shipman n/k/a Monica M. Smith. instrument was acknowledged before me on the 18 day of

GENEFAL NOTARY - State of Nebraska

MAX D. BERGEN

My Comm. Eq. February 1, 2025

Notary Public

AFTER RECORDING RETURN TO:

Clint Shipman 1003 Pleasant Street Hastings, NE 68901

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin												
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ìood	☐ Very Good	9	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 On
	☐ Good	9 0	(40)		High	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
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Wom	□ Badly Worn	_	(20)	je	Average	(20) 🗷			Average	(30)		1 1/2 Story	(307) 🗆 11
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			Masonry Bearing Walls	uy Beari		(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11
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F) 1	6	E	D) 1	2	C	03	В)	A) 1		2)	CLOUD (RC)	cation: RED	Assessor Location:
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0000	013		10005	0	00			4371		Value	Date of Sale Assessed Value	Date of S	
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			School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

NEBRASKA
Good Life. Great Service.

Real Estate Transfer Statement 264

521

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

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 23 Yr. 23 \$ Exempt H4 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this	Under penalties of law, I declare that I have examined this statement and that it correct, and that I am duly authorized to sign this statement. Allen Woodward Print of Type Name of Grantee of Authorized Representative Signature of Grantee of Authorized Representative Title	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) 11 2 9 S1/2SW1/4 11-2-9 21 If agricultural, list total number of acres transferred in this transaction80	18 Address of Property 2326 ROAD L GUIDE ROCK, NE 68942 18a □ No address assigned 18b □ Vacant land	14 What is the current market value of the real property? \$333,650 16 Does this conveyance divide a current parcel of land? 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 Brothers and Sisters Grandparents and Grandchild ✓ Spouse □ Ex-spouse □ Parents and Child □ Step-parent a	Distribution Easement Easement N.)	8 Type of Deed	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status Improved Single Family Industrial Mineral Interests-Nonproducing	Civide Rock NE 68942 Phone Number (402) 257-2645 Email Address	Seller) a Woodward ailing Address	elephone (The deed will not be recorded unless this statement is signed and items 1-25 are accurately comp 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Day 10 Day 11 Yr. 2023 Mo. 10	DEPARTMENT OF REVENUE II additional space is needed, and an attach
er of Deed's Use Only empt Number 28 Recording Data ##################################	and that it is, to the best of my knowledge and belief, true, complete, and ard Trustees Trustees Trustees	100 22 \$ 0 00		19 Name and Address of Person to Whom the Tax Statement Should be Sent Allen & Linda Woodward 2326 Road L Guide Rock, NE 68942	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other Spouse Grandparents and Grandchild Step-parent and Step-child	Foreclosure	Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other Lease ☐ Personal Rep. ☐ Trust/Trustee Mineral ✓ Quit Claim ☐ Warranty	(B) Property Type Mineral Interests-Producing Mineral Interests-Producing Exempt (C) (C) (D) (E)	Civide Rock State Guide Rock NE Phone Number (402) 257-2645 If Yes, is the grantee a 501(c)(3) organization? Email Address Yes No No Yes No No	Buyer) Linda Woodward Family Trust, Dtd:10/1 ailing Address -	orint)	nt is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 2023 Mo. 10 Day 11 Yr. 2023 Mo. 10 Day 11 Yr. 2023	 If additional space is needed, add an attachment and identify the applicable item number.

numerical index and filed for record State of Nebraska ss. County of Webster

BOOK aca 3 PAGE

o'clock of OCT A.D., 20 23, at Broat Pragit A.M. Recorded in Book <u>202</u>3 County Clerk

NEBRASKA DOCUMENTARY

Comp Assessor _Carded_ Deputy ded__QUITCLAIM DEED

described real property in Webster County, Nebraska Dated: October 11th, 2023, herein called the grantee whether one or more, the following from grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto Allen Woodward & Linda Woodward, Trustees of The Allen & Linda Woodward Family Trust; consideration of One Dollar (\$1.00) or other good and valuable consideration, received Allen & Linda Woodward, herein called the grantor whether one or more,

2 9 S1/2SW1/4 11-2-9

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

Dated this _day of 💯 100EV 2023

_inda Woodwarc

STATE OF NEBRASKA

COUNTY OF LANCASTER

or their voluntary act and deed signed the foregoing instrument and acknowledged the execution thereof to be his, her Woodward & Linda Woodward known to me to be the identical person or persons who Before me, a notary public qualified for said county, personally came Allen

Witness my hand and notarial seal on this

Notary Public

State of Nebraska-General Notary My Commission Expires LORI L LINDER

Agricultural Land Sales Worksheet

25,000	3.000		E	Non-AG TOTAL	Non-A				lgs	Outbuildings
			Other	Q		166,550			SS	Dwellings
			ion	Recreation			100		Service Control	
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			ites	Farm Sites					4DI	4
	2.000		Roads	Ro					3D	
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			3G			-			3A	
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4,200	3.000		1G						1A	
7,000	5.000		1 G 1	GRASSLAND 1	GRAS				1A1	IRRIGATED 1.
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E) 0 F) 9	D) 3	5		B) 05	A) 1			Irrigation Type:	Irriga	
City Size Parcel Size	Location	Zoning	ype	Property Type	Status	333,650		166,550	_	167,100
ion Code	Date of Sale Property Classification Code	roperty	Sale I	Date of		Total	Т	Improvements	Im	Land
1 000 6118	00000	ω	11	2 9	4375		/alue	Date of Sale Assessed Value	Date of (
Area Blk Parcel	Subdiv /	ρĦ	Sect	Twn Rng	GeoCde I	05	4	264		001105400
	umber	Parcel Number				& Code#	Useability & Code#	Sale Number	Sal	Location ID
Unified:		ated:	Affiliated:	65-0011	Base: 65	10/11/2023	10/1:	1939	2023	91 2
	School District Code	nool Dist	Scl			Sale Date	Sale	Page	Book	Cnty No.

		001105400	Comments from Co			QCD; TRANSFER LAND TO TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement 265 To be filed with the Register of Deeds. Read instructions on reverse side.

FORM **521**

On Page
Abbey Harung Clerk's office of said county this <u>33</u> of <u>DCX</u> A.D., 20<u>33</u> at 1 o'clock_ Entered on the numerical index and filed for record in the A.D., 20<u>33</u>, at 11:33 Om. Recorded in Book 203 3 County Clerk

NEBRASKA DOCUMENTARY tby CO

Carded **Deputy** QUITCLAIM DEED

Comp

Assessor

from grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto Allen Woodward & Linda Woodward, Trustees of The Allen & Linda Woodward Family Trust; described real property in Webster County, Nebraska: Dated: October 11th, 2023, herein called the grantee whether one or more, the following consideration of One Dollar (\$1.00) or other good and valuable consideration, received Allen & Linda Woodward, herein called the grantor whether one or more,

14 2 9 N1/2NW1/4 14-2-9

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

Dated this _day of <u>\mathrid</u> 2023.

Allen Woodward

∟inda Woodward

STATE OF NEBRASKA

COUNTY OF LANCASTER

or their voluntary act and deed signed the foregoing instrument and acknowledged the execution thereof to be his, her Before me, a notary public qualified for said county, personally came Allen Woodward & Linda Woodward known to me to be the identical person or persons who

Witness my hand and notarial seal on this // day of //كأناكور 2023

LORI L LINDER
State of Nebreska-General Notary
My Commission Expires August 02, 2026

Notary Public

Agricultural Land Sales Worksheet

13,840	4.000	4	I	TOT/	Non-AG TOTAL	No.	16,255			lings	Outbuildings
		:	Other	l R						lings	Dwellings
			ion	Recreation							
			ites	Home Sites	 		47,760		29.300	4D	
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	.000	3.	ads	Roads						3D	
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1,960	1.400	1	2G1	2						2A1	
7,840	5.600	5	IG							1A	
13,620	9.730	و	1G1	l .	GRASSLAND	GI				1A1	IRRIGATED
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() 0 F) 9	D) 3 E)	5	3	05	в)	A) 1			Irrigation Type:	Irriga	
City Size Parcel Size	Location	Zoning		Property Type	Pro	Status	154,750		16,255	95	138,495
n Code	Date of Sale Property Classification Code	operty (Sale Pı	ate of	I		Total		Improvements	Im	Land
000 6125	00000 1	2 0	14	9	2	4375		Value	Date of Sale Assessed Value	Date of S	
ea Blk Parcel	Subdiv Area	Qrt.	Sect	Rng	Twn	GeoCde	05	4	265		001106500
	mber	Parcel Number	P	-			Useability & Code#	Useabil	Sale Number	Sal	Location ID
Unified:	u	ted:	Affiliated:)11	65-0011	Base:	10/11/2023	10/	1940	2023	91
	ict Code	School District Code	Scho				Sale Date	70	Page	Book	Cnty No.

	 	 		 	 			····
		001106500	Comments from Con			QCD; TRANSFER LAND TO TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:



Good Life. Great Service. NEBRASKA

FORM **521**

Real Estate Transfer Statement QUQ
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.

Register of Deed's Use O 26 Date Deed Recorded Mo. 10 Day 33r. 33 \$ EXAMOT # H Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a copy of t	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) 10 2 9 SE1/4NW1/4 & S1/2NE1/4 & NE1/4SW1/4 & NE1/4SW1/	18 Address of Property 2276 Road L Guide Rock, NE 68942 18a □ No address assigned 18b □ Vacant land	35 19,340 16 Does this conveyance divide a current parcel of land? Yes No	Brothers and Sisters Ex-spouse	Yes No Aunt or Uncle to Niece or Nephew		8 Type of Deed	(A) Status (E) Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	lassification Number. Check one box in categories A and B. Check C	645	City State Zip Code 68942	Grantor's Name (Seller) Allen & Linda Woodward Street or Other Mailing Address	5 Grantor's Name, Address, and Telephone (Please Print)	The deed will not be recorded unless this stateme 1 County Name 2 County Number WEBSTER - 91
er of Deed's Use Only The profit of Deed's Use Only The prof	n number 4 ent and that it is, to the best of my knowledge and belief, true, complete, and ard Trustees Trustees Trustees Date	22 S O 00	\$ SE1/4 10-2-9	19 Name and Address of Person to Whom the Tax Statement Should be Sent Allen & Linda Woodward 2326 Road L Guide Rock, NE 68942	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	Grandchild Spouse Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount and interest rate.)	Yes No	Foreclosure	Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other Lease ☐ Personal Rep. ☐ Trust/Trustee Mineral ☐ Quit Claim ☐ Warranty	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	o a mobile home.	Phone Number (402) 257-2645 If Yes, is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	City State Zip Code 68942	Grantee's Name (Buyer) The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 Street or Other Mailing Address	ne (Please Print)	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 10 Day 11 Yr. 2023 Mo. 10 Day 11 Yr. 2023

o'clock_ of 0(1 A.D., 20 23 at 11.25 Entered on the numerical index and filed for record in the State of Nebraska ss. County of Webster <u></u> Recorded in Book <u>এ০৯</u>

NEBRASKA DOCUMENTARY

On Page Con Anna Con Page Comp _Assessor_ County Clerk
Deputy _Carded_ Deputy

QUITCLAIM DEED

w

consideration of One Dollar (\$1.00) or other good and valuable consideration, received from grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto Allen Woodward & Linda Woodward, Trustees of The Allen & Linda Woodward Family Trust; described real property in Webster County, Nebraska: Dated: October 11th, 2023, herein called the grantee whether one or more, the following Allen & Linda Woodward, herein called the grantor whether one or more,

10 2 9 SE1/4NW1/4 & S1/2NE1/4 & NE1/4SW1/4 & SE1/4 10-2-9

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

Dated this 11 day of [10+0 bes 2023]

Allen Woodward

Linda Woodward

STATE OF NEBRASKA

COUNTY OF LANCASTER

signed the foregoing instrument and acknowledged the execution thereof to be his, her Before me, a notary public qualified for said county, personally came Allen Woodward & Linda Woodward known to me to be the identical person or persons who or their voluntary act and deed

Witness my hand and notarial seal on this // day of $\cancel{U}\cancel{h}\cancel{b}\cancel{v}$ 2023

State of Nebraska-General Notary My Commission Expires August 02, 2026 LORI L LINDER

Notary Public

Agricultural Land Sales Worksheet

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						nent:	on for Ad	s and Re	Comment	Assesso:
	⁷ alue:	Total Recapture Value:	al Reca	Tot		(+ or -):	Assessor's Adjustment to Sale Price (+ or -):	stment	or's Adju	Assess
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			Other				- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		Dwellings	
			ation	Recreation			i j			
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	2.010	2	Roads	Ŗ					3D	
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			Waste						2D1	
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			4G1						4A1	
142,150	.930	81.	3G						3A	
			3G1						3A1	
			2G						2A	
58,215	41.020	41	2G1						2A1	
126,295	76.080	76	1G						1A	
125,550	89.680	89	1G1	GRASSLAND	GR				ATED 1A1	IRRIGATED
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n Code	Date of Sale Property Classification Code	roperty	of Sale P	Date		Total	Improvements	Impr	Land	T
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ea Blk Parcel	Subdiv Area	Q _I	lg Sect	Twn Rng	GeoCde	4 05	266	2	001105000	0011
	ımber	Parcel Number]			Useability & Code#	Sale Number Us	Sale I	Location ID	Local
Unified:	U	ated:	Affiliated:	65-0011	Base: 6	10/11/2023	1941	23	2023	91
	ict Code	School District Code	Sch			Sale Date	Page	Book		Cnty No.
				000						

NEBRASKA

Real Estate Transfer Statement

FORM

Mo. 1U Day O Yr. A I Promission Department of Revenue

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

Grantee — Retain a copy of this document for your records. 11 Was owner

✓ Yes 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction here sign 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land?
☐ Yes ☑ No 14 What is the current market value of the real property? 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. 17 2 8 Type of Deed Email Address Phone Number (402) 257-2645 Street or Other Mailing Address 2326 Road L Grantor's Name (Seller)
Allen & Linda Woodward Guide Rock, NE 68942 Guide Rock 17-2-9 \$154,190 County Name Was the transfer Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Buyer ✓ Unimproved Improved DEPARTMENT OF REVENUE ownership transferred in full? (If No, explain the division.) Bill of Sale Cemetery 9 E1/2SW1/4 17-2-9 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Gramee of Authorized Representative Print of Type Name of Grantee or Authorized Allen Woodward N_o No No between Seller ✓ No Corrective

Death Certificate – Transfer on Death ☐ Conservator Multi-Family 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 Commercial relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Single Family 2 Aunt or Uncle to Niece or Nephew WEBSTER - 91 Ex-spouse **Brothers and Sisters** 18b Uacant land 10 Type of Transfer 2 County Number Court Decree Value of Stamp or Exempt Number Auction Exampt#L Industrial
Agricultural
Recreational Register of Deed's Use Only Representative Exchange Distribution inda Easement
Executor Easement Linda Woodward Distribution Parents and Child Grandparents and Grandchild Zip Code 68942 Moderar Grantor Trust Gift Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Mineral Interests-Producing 28 Recording Data 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Guide Rock, NE 68942 2326 Road L Allen & Linda Woodward 19 Name and Address of Person to Whom the Tax Statement Should be Sent Guide Rock 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer (402) 257-2645 Street or Other Mailing Address 2326 Road L Grantee's Name (Buyer)
The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 **Email Address** Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Partition Life Estate 4 Jirrevocable Trust ✓ Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.)

Yes \quad No ______ Day __ ✓ Yes N_O ✓ Quit Claim Personal Rep. e appropriate box.)

Self 11 Yr. Partition Step-parent and Step-child Trustees Spouse Satisfaction of Contract Sale 0 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2023 Trust/Trustee
Warranty Sheriff 4 Date of Deed ☐ Yes _ Exempt uthorized by Neb. Mo. State Assessed 22 23 24 S S Other (Explain) Other Trustee to Beneficiary Day Other Stat. §§ 76-214, 77-1327(2) Phone Number For Dept. Use Only 1 (402) 257-2645 O Mobile Home 521 Yes Yes <u></u> 0 2023 12023 68942 es 700 es 700 0,00 000 0,00 **✓** No %

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 2: Ct A.D., 20, 233, at_

on Page_ Smat frough . Recorded in Book<u> 名りる</u> [4リン County Clerk (L) Deputy

o'clock_

dmo Assessor _Carded_

> NEBRASKA DOCUMENTARY NO NOT

BOOK <u>2023</u> PAGE 1942

QUITCLAIM DEED

described real property in Webster County, Nebraska: Dated: October 11th, 2023, herein called the grantee whether one or more, the following from grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto Allen Woodward & Linda Woodward, Trustees of The Allen & Linda Woodward Family Trust; consideration of One Dollar (\$1.00) or other good and valuable consideration, received Allen & Linda Woodward, herein called the grantor whether one or more, in

17 2 9 E1/2SW1/4 17-2-9

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

Dated this] _day of Dotaber 2023

Alfén Woodward

Linda Woodward

STATE OF NEBRASKA

COUNTY OF LANCASTER

Woodward & Linda Woodward known to me to be the identical person or persons who or their voluntary act and deed. signed the foregoing instrument and acknowledged the execution thereof to be his, her Before me, a notary public qualified for said county, personally came

Witness my hand and notarial seal on this // day of

State of Nebraska-General Notary My Commission Expires August 02, 2026 LORI L LINDER

Notary Public

Agricultural Land Sales Worksheet

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										0008	001108000
				Comments:	Co					ts from	Comments from
							11001				8007
							justment:	Assessor Comments and Reason for Adjustment: OCD: TRANSFER LAND INTO TRUST	ts and F	Comments an	Assessor OCD:
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	1.000		AL	Non-AG TOTAL	Non-				- SX	Outbuildings	
			Other						SS.	Dwellings	
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			1G1	GRASSLAND	GRA					TED 1A1	IRRIGATED
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E) 0 F) 9	D) 3	() 5		B) 05	A) 2			Irrigation Type:	Irriga		
City Size Parcel Size	Location	Zoning	Туре	Property Type	Status	154,190				154,190	1:
on Code	Date of Sale Property Classification Code	Property	of Sale l	Date o		Total		Improvements	Im	nd	Land
1 000 1335	00000	ω	17	2 9	4375		Value	Date of Sale Assessed Value)ate of §	I	
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Unified:	ı	Affiliated:	Affili	65-0011	Base: 65	10/11/2023	10/	1942	2023	20	91
	ict Code	School District Code	Sc			Sale Date	20	Page	Book		Cnty No.
				56.	OLAND	Caron					

(Continue on back)

26 Date Deed Recorded Mo. 10 Day 33 Yr. 33 \$ FXEM # 12 Years Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Register of Deed's Use Only 27 Value of Stamp or Exempt Number 29 Page 14 Page 14 Page 14 Page 15 Page 15 Page 15 Page 16	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement. Allen Woodward Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title	22 Total purchase price, including any liabilities assumed	14 2 9 NE1/4 14-2-9 21 If agricultural, list total number of acres transferred in this transaction 162.8	14-2-9 14-2-9 Guide Rock, NE 68942 18a No address assigned 18b Vacant land	\$279,210 16 Does this conveyance divide a current parcel of land? Yes No	T3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, or Yes	Was ownership transferred in full? (If No, explain the division.) Corportive Corrective Corrective	Property Classification Number. Check one box in categories A and B. Check C (A) Status (Improved Single Family Industrial Agricultural Commercial Recreational	City State Guide Rock NE 68942 Phone Number (402) 257-2645 Email Address	seller) Woodw illing Address	NEBRASKA Good Life, Great Service. BEPARTMENT OF REVENUE The deed will not be recorded unless this statemen 1 County Name Real Estate Train To be filed with the Register of Deeds. • Re elf additional space is needed, add an attach The deed will not be recorded unless this statemen 2 County Number WEBSTER - 91
er of Deed's Use Only 28 Recording Data BK 20 3 16 1943 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	on number 4 ent and that it is, to the best of my knowledge and belief, true, complete, and ard ard Trustees Trustees Trustees Trustees	22 \$ 0,00 nstructions) 23 \$ 0,00 23 \$ 0,00		19 Name and Address of Person to Whom the Tax Statement Should be Sent Allen & Linda Woodward 2326 Road L Guide Rock, NE 68942	Ves ✓ No \$	ps? (If Yes, check the appropriate box.) nership, or LLC Self Grandchild Step-parent at Step-parent at	Land Contract/Memo Partition Sherrif Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Mineral Irrevocable Trust Revocable Trust Transfer on Death Trust Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Trustee to Beneficiary Tr	a mobile home. Its-Nonproducing State Assessed ts-Producing Exempt	City State Guide Rock NE NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? Yes 7/No (402) 257-2645 If Yes, is the grantee a 509(a) foundation? Yes 7/No Email Address	tee's Name, Address, and Telephone (Please Print) se's Name (Buyer) Allen & Linda Woodward Family Trust, Dtd: 10/ or Other Mailing Address Road L	Real Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number

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 2 day o'clock_ A.M. Recorded in Book 202 A.D., 202 2 at_

Smart Frank Comp_ Assessor_ County Clerk Carded Deputy

QUITCLAIM DEED



BOOK 2023 PAGE_

described real property in Webster County, Nebraska: from grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto Allen Woodward & Linda Woodward, Trustees of The Allen & Linda Woodward Family Trust; Dated: October 11th, 2023, herein called the grantee whether one or more, the following consideration of One Dollar (\$1.00) or other good and valuable consideration, received Allen & Linda Woodward, herein called the grantor whether one or more, in

14 2 9 NE1/4 14-2-9

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

Dated this day of UC+Ober 2023

Allen Woodward

Linda Woodward

STATE OF NEBRASKA

SS.

COUNTY OF LANCASTER

signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed Woodward & Linda Woodward known to me to be the identical person or persons who Before me, a notary public qualified for said county, personally came Allen

Witness my hand and notarial seal on this //_ day of *UCtober* 2023

LORI L LINDER
State of Nebraska-General Notary My Commission Expires August 02, 2026

Notary Public

Agricultural Land Sales Worksheet

rovements Total Date of Sale Property Type Caning Location Caty Size Parcel Size ton Type: VALUE: LCG ACRES: VALUE:		4.000			Non-AG	_						•
Total Property Type Toming Total Tot		200		TATAT	-					SS	Outbuildings	
tis Total Date of Sale Froperty Type Date of Sale Sale				Other						88	Dwellings	
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tits Total Status Froperty Type Zoning City Size				Home Sites	,		17,445		10.700	4		
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Total Status Property Type Zoning Location City Size	279,210	8.800	15	TOTAL	G LAND	A(3D1	31	
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tits Total Date of Sale Property Classification Code 279,210 Status Property Type Zoning Location City Size A) 2 B) 05 C) 5 D) 3 E) 0 VALUE: LCG ACRES: VALUE	61,335	3.810	4		GRASSI	40.440-44				1A1	IRRIGATED 1.	IR
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Page Sale Date School District Code		trict Code	chool Dis	S			Sale Date	70	Page	Book	Cnty No. I	Cnt

		001106400	Comments from Cor			QCD; TRANSFER LAND INTO TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

OLEIA

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 32 Yr. 33 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	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, correct, and that I am duly authorized to sign this statement. Allen Woodward Print gr Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Trustees	21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed	18 Address of Property 15-2-9 Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 15 2 9 N1/2NE1/4 15-2-9		Bill of Sale Conservator C	Property Classification Number. Check one box in categories A and B. Check (A) Status Improved Vunimproved Multi-Family Commercial Recreational	Street or Other Malling Address City Gride Rock PERMASKA • To be filed with the Register of Deeds. • Re • If additional space is needed, add an attach The deed will not be recorded unless this statemer 2 County Number 3 Grantor's Name, Address, and Telephone (Please Print) 3 Grantor's Name (Seller) Allen & Linda Woodward 3 Street or Other Malling Address 3 State Gity Gode Rock NE State Gity Gode NE Code 6 8942 Code Co
er of Deed's Use Only empt Number 28 Recording Data EXAMPLE 19 19 19 19 19 19 19 19 19 19 19 19 19	rd Trustees Title red Trustees Trustees	22 \$ 0,00 nstructions)	Allen & Linda Woodward 2326 Road L Guide Rock, NE 68942	Family Corp., Partnership, or LLC	Land Contract/Wemo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Mineral Irrevocable Trust Revocable Trust Transfer on Death iff	State Assessed	Peal Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 11 Yr. 2023 2 The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 Street or Other Mailing Address State Sale Road Site Sale

State of Nebraska ss. County of Webster

or OLT A.D., 2023, at 11:30 o'clock & M. Recorded in Book 30 3 3 on Page, 1944 of DC A.D., 2023 at 11 Entered on the numerical index and filed for record in the

NEBRASKA DOCUMENTARY
STAMP TAX
IN - 23 - 23 TBY OIL

BOOK 2023 PAGE

on Page
Libbey Haria 'dwo. County Clerk

Deputy

QUITCLAIM DEED

from grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto Allen Woodward & Linda Woodward, Trustees of The Allen & Linda Woodward Family Trust; described real property in Webster County, Nebraska: consideration of One Dollar (\$1.00) or other good and valuable consideration, received Dated: October 11th, 2023, herein called the grantee whether one or more, the following omp__Assessor Allen & Lind essor__Carded Linda Woodward, herein called the grantor whether one or more,

15 2 9 N1/2NE1/4 15-2-9

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

Dated this day of Uctaber 2023.

Allen Woódward

Linda Woodward

STATE OF NEBRASKA

COUNTY OF LANCASTER

or their voluntary act and deed. signed the foregoing instrument and acknowledged the execution thereof to be his, her Woodward & Linda Woodward known to me to be the identical person or persons who Before me, a notary public qualified for said county, personally came Allen

Witness my hand and notarial seal on this //_ day of //टカカbcv_2023

State of Nebraska-General Notary My Commission Expires August 02, 2026 LORI L LINDER

Notary Public

Agricultural Land Sales Worksheet

Carly No. Ebok Page Salt Date Sa											
BBook Page Sale Date Sale Date Sale Number Usashifity & Code # Page Sale Sal								0.00		001106800	TT
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Book Page Sale Date School District Code 2023 1944 10/11/2023 Base: 65-0011 Affiliated:		ımber	Parcel Nu			lity & Code#	Useabi	e Number	Sale	Location ID	
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		ict Code	chool Distr	SO.		Sale Date		Page	ook		

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 11 Was owne 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 18a No address assigned 18 Address of Property 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 8 Type of Deed ☐ Bill of Sal Red Cloud Nnail Address 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 973 Road 900 Good Life, Great Service. (11) West of the 6th P.M., Webster County, Nebraska The Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven \$194,220 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Phone Number Grantor's Name (Seller) Bradley L. Wulf, Trustee, Bradley L. Wulf Living Trust Mo. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No County Name (A) Status Yes Unimproved ownership transferre] Cemetery DEPARTMENT OF REVENUE 0 Bill of Sale ē Improved Signature of Grantee or Authorized Representative Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Day <u>よう Yr. a3</u> Print or type Name of Grappe or Authorized Representative Matthew D. Baack S S Death Certificate - Transfer on Death ☐ Corrective ferred in full? (If No, explain the division.) Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Multi-Family Single Family Brothers and Sisters Commercial ₹ 8 WEBSTER - 91 To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 18b | Vacant land 10 Type of Transfer 69 Value of Stamp or Exempt Number Court Decree County Number Auction NEW YEAR Xemp! ? Register of Deed's Use Only Industrial Recreational Agricultural \$5x Exchange Distribution Easement ☐ Executor J Easement Distribution Parents and Child Grandparents and Grandchild 1 Zip Code 68970 154.9 Grantor Trust 얆 Foreclosure ☐ Lease ☐ Mineral Land Contract/Memo (B) Property Type 28 Recording Data SK2023 Mineral Interests-Producing Same as grantee. NA Address 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Phone Number Red Cloud Street or Other Malling Address 973 Road 900 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Grantee's Name (Buyer) Brad L. Wulf and Kathy F. Wulf Mineral Interests-Nonproducing š Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Partition Juife Estate] Irrevocable Trust 76-902(5)(a) 12 Was real estate purchased for same use? (If No, state the intended use.) Day -<u>S</u> Quit Claim Attorney at Law J Partition 17_Yr. 2 Personal Rep. Step-parent and Step-child Spouse Satisfaction of Contract Sale Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust 1964 2023 ✓ Trust/Trustee Warranty Sheriff 4 Date of Deed 10 Day Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed ß 63 ☐ Trustee to Beneficiary Other (Explain) Trust Dissolution Other Transfer on Death Other. Phone For Dept. Use Only 17 (402) 834-3300 0 25/23 521 Mobile Horne ≾ 15 SS Zip Code 68970 0 2023 100 <u>:</u>:0 **₹** ₹ 8 8 8 %

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX Date: 10/25/23

Bk 2023, Pg 1964

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of October A.D., 2023, at 01:30 o'clock P.M. Recorded in Book 2023 on Pages 1964-1965

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

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

TRUSTEE'S DEED

Section 76-201) in Webster County, Nebraska: not as tenants in common, Grantee, the following described real estate (as defined in NEB. REV. STAT. of trust and other valuable consideration, receipt of which is hereby acknowledged, conveys to Brad L. Bradley L. Wulf, Trustee, Bradley L. Wulf Living Trust, Grantor, in consideration of dissolution Wulf and Kathy F. Wulf, husband and wife, joint tenants with rights of survivorship, and

North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska The Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Two \mathfrak{D}

of all persons convey the same; (3) warrants and will defend the title to the real estate against the lawful claims reservations, lawfully seized of such real estate and that it is Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor (1) is covenants and restrictions of record; (2) has legal power and lawful authority to free from encumbrances subject to easements,

EXECUTED: October 17, 2023

L. Wulf Living Trust, Granton Bradley L. Wulf, Trustee, Bradley

COUNTY OF ADAMS	STATE OF NEBRASKA
) ss.	$\overline{}$

Bradley L. Wulf, Trustee, Bradley L. Wulf Living Trust, Grantor. The foregoing instrument was acknowledged before me on the 17th day of October 2023, by

Notary Public

GENERAL NOTARY - State of Nebraska
MATTHEW D BAACK
My Comm. Exp. January 9, 2025

Matthew O. Back

Printed Name

Agricultural Land Sales Worksheet

		2.000		TAL	Non-AG TOTAL	Non				SS	Outbuildings	_
				Other						SS	Dwellings	
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(Continue on back)	
	001911400
Comments:	Comments from
100	TRUSTEE'S DEED; DISSOLUTION OF TRUST
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):
	The second secon

26 Date Deed Recorded S 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? Yes Vo 18a ☑ No address assigned 18 Address of Property nere 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self NA Address Phone Number 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. NEBRASKA 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Street or Other Mailing Address 973 Road 900 Grantor's Name (Seller) Brad L. Wulf and Kathy F. Wulf (11) West of the 6th P.M., Webster County, Nebraska \$194,220 Red Cloud The Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven **S** County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Buyer Unimproved 그 이 ∟ Æ DEPARTMENT OF REVENUE ownership transferred in full? (If No, explain the division.) Yes No______ Bill of Sale Improved Cemetery 10 Day Print or Type Name SK-Granise or Authorized Representative Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) { Signature of Grantiee or Authorized Representative Seller Death Certificate – Transfer on Death Conservator Multi-Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. S S ₹ Single Family Ex-spouse Commercial WEBSTER - 91 Brothers and Sisters To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land 27 10 Type of Transfer (/) Value of Stamp or Exempt Number Court Decree Auction County Number Real Estate Transfer Statement Xempt+ Register of Deed's Use Only Agricultural Recreational Industrial Exchange ☐ Distribution] Easement Executor Distribution Easement Parents and Child Grandparents and Grandchild * ďβ 154.9 68970 Grantor Trust Partition Gift Foreclosure Land Contract/Memo Lease Mineral (B) Property Type He He Mineral Interests-Producing Limail Address Same as grantee. 7 15 Was the mortgage assumed? (If Yes, state the amount and interest rate. 2 Phone Number Ş Grantee's Name (Buyer) See attached. 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Street or Other Mailing Address Recording Data Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Mo. Was transfer thro Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Yes Life Estate Irrevocable Trust 76-902(4) Day _ S R Quit Claim Attorney at Law] Personal Rep. Partition 17 Yr. Step-parent and Step-child Spouse Sale Pewocable Trust Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2023 196 ☐ Trust/Trustee ✓ Warranty Sheriff ☐ Yes 4 Date of Deed State Assessed Š 23 23 69 €9 69 70 Other (Explain) Trustee to Beneficiary Day Other For Dept. Use Only Phone Number 7 (402) 834-3300 D125123 521 FORM ≾ Mobile Home Zip Code 3 2023 100 **S**

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name

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

00

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

	City State Zin.	Mailing:		Name:
INCH CIONA, INE 00070	Red Cloud NE 68070	973 Road 900	Trustee, Kathy F. Wulf Trust	Bradley L. Wulf, Trustee, Bradley L. Wulf Trust, and Kathy F. Wulf,

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/25/23 AS

Ex004 8

Bk 2023, Pg 1966

State of Nebraska \ Ss. County of Webster \ Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of October A.D., 2023, at 02:33 on Pages 1966-1967 o'clock PM. Recorded in Book 2023

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

Physolyth

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

WARRANTY DEED

real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska: Trustee, Kathy F. Wulf Trust, Grantee, each an undivided one-half interest, the following described acknowledged, conveys to Bradley L. Wulf, Trustee, Bradley L. Wulf Trust, and Kathy F. Wulf, consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby Bradley L. Wulf and Kathy F. Wulf, husband and wife, Grantor, whether one or more, Ħ

North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska The Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Two

of all persons lawfully seized of such real estate and that it is free from encumbrances subject to easements, convey the same; (3) warrants and will defend the title to the real estate against the lawful claims reservations, Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor (1) is covenants and restrictions of record; (2) has legal power and lawful authority to

EXECUTED: October 17, 2023.

Bradley L. Wulf, parment person,

Grantor

Kathy F.

COUNTY OF ADAMS	STATE OF NEBRASKA
) ss.)	$\overline{}$

Bradley L. Wulf and Kathy F. Wulf, husband and wife, Grantor. The foregoing instrument was acknowledged before me on the 17th day of October 2023, by

Notary Public

GENERAL NOTARY - State of Nebraska
MATTHEW D BAACK
My Comm. Exp. January 9, 2025

Author O. Back Printed Name

Agricultural Land Sales Worksheet

				-							
		2.000		[AI]	Non-AG TOTAL	Non				<u>S</u>	Outbuildings
				Other						1gs	Dwellings
				ation	Recreation						
				Sites	Home Sites						
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				2G						2A	
34,440		24.600	2	2G1						2A1	2
				1G						1A	
65,380		46.700	4	1G1	GRASSLAND	GR.				1A1	IRRIGATED 1
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			001911400	Comments from Co			WD; TRANSFER TO TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			The state of the s	Comments:					Total Recapture Value:

NEBRASKA

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

FORM **534**

DEPARTMENT OF REVENUE	 If additional space is needed, add an attachment and identify the applicable item number 	nber	70
	unless this statement is signed and items 1-25 are accurately c	npleted.	
Webster	91 Mo. 10 Day 20 Yr. 2023 N	Mo. 10 Day 19	9 Yr. 202
5 Grantor's Name, Addr	5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (F	(Please Print)	
Grantor's Name (Seller) Jeffrey D. Kort and Kelsey M. Kort		husband and wif	e e
Street or Other Mailing Address	ress Street or Other Mailing Address 2607 Boyce St.		
City Shu HII	State Zip Code City WF 68936 Hastings	State NE	Zip Code 68901
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? $\frac{402-344-3184}{1}$ If Yes, is the grantee a 509(a) foundation	(3) organization?	☐Yes X No
Email Address sschutte@charter-title.	.net Email Address sschutte@charter-title.net		1
7 Property Classification	Number. Check one box in categories A and B. Check C if pro		
(A) Status			(C)
Improved Unimproved	X Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State As ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt ☐ Commercial ☐ Recreational	State Assessed Exempt	☐ Mobile Hom
8 Type of Deed C	Conservator Distribution Land Contract/Memo Partition Sherriff Corrective Easement Lease Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty	Other	
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No	10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Co	☐ Transfer on Death ☐ Trustee to Beneficiary ntract ☐ Other (Explain)	Death Beneficiary ain)
11 Was ownership transferr	Was ownership transferred in full? (If No, explain the division.) Yes	use? (If No, state the intended use.)	ntended use.)
13 Was the transfer between 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 ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child	Other	
14 What is the current mark \$380,000.00	l property? 15 Was the mortgage as ☐ Yes ☑ No	unt and interest rate.) %
16 Does this conveyance div	16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company contact.) X Yes \(\text{N} \)	company? (If Yes, include the name Mach1 Realty-Lindsey ☐ No	ude the name No
18 Address of Property 1287 Road V Blue Hill, NE 68930	19 Name and Address of Person to Whom Tax Statem Seth L. Meadows and Brenda M. Meadows, I 1287 Road V Blue Hill. NE 68930	nent Should be Sent husband and wife	
18a No address assigned 20 Legal Description A tract of land comprisin 5th P.M., Webster County	18b	nge Eleven (11) V	Vest of the
21 If agricultural, list total number of acres	umber of acres	\$ 50 P	380 000 00
23 Was non-real propert	23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)	€	9
24 Adjusted purchase pr 25 If this transfer is exen		↔	380,000 00
Under p correct, and	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.	, complete, and	
Print or T	Meadows and Brenda M. Meadows, husband and wife Type Name of Grantee or Authorized Representative	Phone Number	4-3189
here Signature	Signature of Grantee or Authorized Representative Title	October 20 Date	2023
26 Date Deed Recorded	Register of Deeds' Use Only 27 Value of Stamp or Exempt Number 28 Recording Data	For De	For Dept. Use Only
Mo.	_ Yr \$ \int \int \int \int \int \int \int \int		

State of Nebraska ss. County of Webster

Intered on the numerical index and filed for record in the Clerk's office of said county this $\frac{2}{3}$ day of $\frac{1}{3}$ A.D., 20 $\frac{2}{3}$ at $\frac{1}{3}$ o'clock $\frac{1}{3}$ M. Recorded in Book $\frac{2}{3}$ on Page $\frac{1}{3}$ $\frac{1}{$ County Clerk _Carded_ Deputy

> Date 10 \$ 050,80 NEBRASKA DOCUMENTARY

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT

Jeffrey D. Kort and Kelsey M. Kort, husband and wife, herein called the grantor whether one
or more, in consideration of One Dollar and other valuable consideration received from
grantees, do grant, bargain, sell, convey, and confirm unto

survivorship, Seth L. Meadows and Brenda M. Meadows, husband and wife, as joint tenants with right of

the following described real property in Webster County, Nebraska:

Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: With reference to the Northeast corner of said NE½; thence running on an assumed bearing of N90°00'00"W on the North line of said NE¼ for a distance of 430.00 feet to the actual POINT OF BEGINNING; thence continuing N90°00'00"W on the North line of said NE¼ for 400.00 feet; thence S01°00'00"W for 480.00 feet; thence N90°00'00"E for 400.00 feet; thence N01°00'00"E for 480.00 feet to the POINT OF BEGINNING. A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Thirty-six (36).

and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. To have and hold above described premises together with all tenements, hereditaments

whomsoever. hereof; that grantor has good right and lawful authority to convey the same; and warrants and will defend the title to said premises against the lawful claims of they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that And the grantor does hereby covenant with the grantees and with their assigns and with lawful claims of all persons

grantees, the entire fee simple title to the real estate shall vest in the surviving grantee. It is the intention of all parties hereto that in the event of the death of either of the

Executed this 19 day of October, 2023.

Jeffrey D. Kort

Kelsey M. Kort

STATE OF Mebraille COUNTY OF Allers

The foregoing instrument was acknowledged before me this day of October, 2023 by Jeffrey D. Kort and Kelsey M. Kort, husband and wife.

| Compared to the control of the co

Notary Public Jara N.

Schutte

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

Agricultural Land Sales Worksheet

45,080	0	4.500		E	Non-AG TOTAL	n-AG	No	31,075		S	Outbuildings	
				Other	요 1			159,325		S	Dwellings	
				ion	Recreation							
31,240	_	3.000		ites	Home Sites						4D	
13,840	0	1.000		ites	Farm Sites						4D1	
	0	0.500		ads	Roads			-			3D	
				T	AG LAND TOTAL	LAND	AG 1			1	3D1	
				Other	Q.						2D	
				ıste	Waste					F==4	2D1	
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0 F) 5	3 E)	D)	C) 5		01	В)	A) 1		Irrigation Type:	Irrigat		
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Unified:	Uni		Affiliated:	Affil)074	91-0074	Base:	10/20/2023	1968	2023		91
	ode	School District Code	hool Di	Sc				Sale Date	Page	Book		Cnty No.

(Continue on back)	
	002116101
Comments:	Comments from
70	
	WD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA

Good Life, Great Service,

FORM 521

Real Estate Transfer Statement 21.

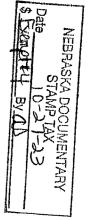
To be filed with the Register of Deeds. Read instructions on reverse side.

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

e of Grantee or Authorized Representative Register of December Register of December	23 Was non-real property included in the purchase? [24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Legal Description (Attach additional pages, if needed.) Ots Five (5), Six (6), Seven (7), Platt's Nebraska If agricultural, list total number of acres transferred in this transaction	18 Address of Property 125 N Franklin Red Cloud, NE 68970 18a No address assigned. 18b Vacant land	are the trustor and or Nephew	Bill of Sale Corrective Easement Lease Was transfer part of IRS like-kind exchange by buyer or seller? Buyer Seller V No Seller V No Yes No Corrective Easement Lease Corrective Easement Lease Easement Lease Easement Lease Carective Distribution Foreclosure Auction Easement General Auction Easement General Auction Easement General Macution Easement General Foreclosure Easement General Outpe of Transfer Distribution Foreclosure Easement General Mineral Auction Easement General Foreclosure Exchange Grantor Trus	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile (A) Status (B) Property Type (B) Property Type	City State Zip Code FL 32068 Phone Number 0150	Grantor's Name (Seller) Jenny Barr (formally known as Jenny Wickham) Street or Other Mailing Address 2200 Scarlet Oak Court	1 County Name 2 County Number 2 County Number WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)
Title Phone Number Phone Number Date Phone Number	ons)	ud, Webs	of the agent or title company contact.) Yes	(If Yes, check the appropriate box.) ship, or LLC Self andchild Spouse Step-parent and Step-chi Step state the assumed? (If Yes, state the a	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Trustee to Beneficiary Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)	(B) Property Is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Exempt Exempt	City Red Cloud NE State NE 168970 Phone Number 1325 Is the grantee a 501(c)(3) organization? Yes Volume Number 1325 If Yes, is the grantee a 509(a) foundation? Email Address	Grantee's Name (Buyer) Garrett Wickham Street or Other Mailing Address 125 N Franklin	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 Mo. 10 Day 14 One (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

State of Nebraska ss. County of Webster

o'clock — M. Recorded in Book 2020 on Page 191-1912 County Clerk 16, 22 Tank 20 A Seessor Carded Inday Comp Assessor Carded Inday Carded Inday Comp Assessor Carded Inday Carded Inday Comp Assessor Carded Inday Comp Inday Carded Inday Comp Assessor Carded Inday Comp Assessor Carded Inday Comp Assessor Carded Inday Comp Inday Comp Assessor Carded Inday Comp Assessor Carded Inday Comp Assessor Carded Inday Comp Inday Comp Inday Comp Inday Carded Inday Carded Inday Comp Inday Carded Inday Comp Inday Carded I



CORRECTIVE QUITCLAIM DEED

the County of Webster, State of Nebraska, to wit: parcel of land and improvements and appurtenances thereto in the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto address is 125 N Franklin, St, Red Cloud, NE 68970. 32068 conveys to Garrett Wickham (Grantee) whose mailing mailing address is 2200 Scarlet Oak Court, Middleburg, FL Jenny Barr, formally known as Jenny Wickham (Grantor) whose The said Grantor for good consideration for the sum of \$0.00 PAGE 1850 OF THE WESTER COUNTY REGISTER OF DEEDS, WEBSTER COUNTY NEBRAKSA. OCTOBER 2023 AND RECORDED IN BOOK 2023 ON QUITCLAIM DEED RECORDED ON THE 5TH DAY OF THIS CORRECTIVE QUITCLAIM DEED REPLACES THE

Cloud, Webster County, Nebraska Lots Five (5), Six (6), Seven (7), Platt's Addition to Red and (8), Block Seven (7)

The foregoing instrument was acknowledged before me on 2023 by Jenny Barr.	COUNTY OF) See Attached	STATE OF)	JennyBarr ake Jan Whichform	Executed October 14, 2023
--	--------------------------	-----------	-----------------------------	---------------------------

Acknowledgment by Individual



State of Florida

County of St. Jahus
The foregoing instrument was acknowledged before me this
of, 20 <u>23</u> , by means of ☐ physical presence or ☐ online notarization
Jenny Bucc, Aut Jenny Wicklam (name of person acknowledging).
ly known to me
Notary signature Mull Annual
Notary name (typed or printed) Hexander Semany h
Title (e.g., Notary Public)
Place Seal Here
ALEXANDER SEMANYK Notary Public - State of Florida Commission # HH 408931 My Comm. Expires Jul 8, 2027
For Bank Purposes Only Description of Attached Document
Type or Title of Document Co rective Quitchin Deed
Document Date Number of Pages $ O/i4 /7073$
Signer(s) Other Than Named Above
Account Number (if applicable)

Residential & Commercial Sales Worksheet

(Continue on back)	(Contin												
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iood)	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 One :
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ัด				☐ Above Average	Abov	(30)			Good	(40)		Split Level	(308) □ Split
Wom	Badly Worn) 	(20)	age	l Average	(20)	_		Average	(30) 🗷		1 1/2 Story	(307) 🗆 1 1/2
Out	1 Worn Out)) 🗆	(10)		□ Low	(10)			Fair	(20)		Two Story	(302) 🗆 Two
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	alls	t. Walls	Wood or Steel Framed Ext.	d or Steel	I	(4)			Excellent	(60)		evel	(111) Bi-Level
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	Code	tion	Date of Sale Property Classification Code	roperty	Sale P	ate of	ַם		Total		Improvements	dunī	Land
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; 			School District Code	nool Dist	Sch				Sale Date		Page	Book	Cnty No.

NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

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

FORM **521**

26 Date Deed Recorded Mo. 10 Day 30 Yr. 23 \$ C Kenny 450 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee — Retain a copy of this	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge correct, and that I am duly authorized to sign this statement. Edith J. Watson, Successor Trustee; Ted E. Delka Revocable Trust Pript-on-Type Name of Grantsefor Authorized Representative Signature of Grantse or Authorized Representative Title Title	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) Lots 5 and 6, Block 15, Vance's Addition, Guide Rock, 21 If agricultural, list total number of acres transferred in this transaction NA	18 Address of Property 100 BLK Nebraska Street Guide Rock, NE 18a □ No address assigned 18b □ Vacant land	\$600 16 Does this conveyance divide a current parcel of land? Yes No	are the trustor and or Nephew	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grant of the division.)	r	☐ Improved	ssification Number. Check one box in categories A and B. Check C	Phone Number (402) 746-4680	City State State Cloud NE State 68970	Estate of Ted E. Delka, Deceased Street or Other Mailing Address 703 Road 1625	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	1 County Name 2 County Number 3 Date of S
er of Deed's Use Only empt Number 28 Recording Data BK 2023 PG 1999 Authorized by Neb. Rev. Stat. §\$ 76-214, 77-1327(2) Retain a copy of this document for your records.	Revocable Trust Grantee Date	instructions) 22 \$ 0,000	Webster County, Nebraska.	19 Name and Address of Person to Whom the Tax Statement Should be Sent Edith J. Watson, Successor Trustee Ted E. Delka Revocable Trust 703 Road 1625 Red Cloud, NE 68970	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 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	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Foreclosure	Land Contract/Memo	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	-	4680 If Yes, is the grantee a 509(a) foundation?	City State S	Edith J. Wils (1979), Successor Trustee; Ted E. Delka Rev. Trust Street or Other Mailing Address 703 Road 1625		13 Date of Sale/Transfer Mo/O Day 19 Yr 2023 Mo. 10 Day 19 Yr. 2023

State of Nebraska ss. County of Webster

o'clock & M. Recorded in Book 고요군 on Page 1999 numerical index and filed for record in the Clerk's office of said county this 30 day of 0 t A.D., 20 33, at 10:41 _Comp_ _Assessor___Carded

\$ Frempt #50 By as NEBRASKA DOCUMENTARY STAMP TAX

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

CO-PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, of the Estate of TED E. DELKA, Deceased, GRANTORS, in consideration of One and REVOCABLE TRUST, the following described real estate (as defined in Neb. Rev. Stat., convey to GRANTEE, EDITH J. WATSON, SUCCESSOR TRUSTEE; TED E. DELKA EDITH J. WATSON and LEONARD D. DELKA, Co-Personal Representatives

Webster County, Nebraska, according to the recorded plat thereof. Lots 5 and 6, Block 15, Vance's Addition to the Village of Guide Rock,

subject to easements, reservations, covenants and restrictions of record

that GRANTORS have legal power and lawful authority to convey the same. GRANTORS covenant (jointly and severally, if more than one) with GRANTEE

EDITH J. WATSON, Co-Executed Donath Watash suale de

Personal Representative of the Estate of Ted E. Delka, Deceased

Personal Representative of the Estate of Ted E. Delka, Deceased LEONARD D. DELKA, Co-

COUNTY OF ADAMS STATE OF NEBRASKA)ss.

The foregoing instrument was acknowledged before me on Chebar 19, 2023, by Edith J. Watson and Leonard D. Delka, Co-Personal Representatives of the Estate of Ted E. Delka, Deceased, Grantors. Johnson L. Weler Notary Public

GENERAL NOTARY - State of Nebraska
DEBBERA L. WEBER
My Conum. Exp. October 14, 2024

Residential & Commercial Sales Worksheet

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Very Good	□ Very	(50)						448	Excellent	□ Ex	(60)		One Story Duplex	(304) □ One
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		е	School District Code	ol Dist	Scho				Sale Date	Sale		Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement (2) 1-10 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. • deed will not be recorded unless this statement is signed and items 1-25 are accurately com

FORM **521**

nue \$ 6.269-2008 Rev. 6-2019 Grantee—	Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 29	Nere Signature of Grantee or Authorized Representative	sign	correct, and that I am duly authorized to sign this statement. Kory McCracken	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchase? Yes Van No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		21 If agricultural list total number of agree transferred in this transportion	See attached	18a ☑ No address assigned 18b ☐ Vacant land 20 Lens Description (Attach additional pages if peeded.)		18 Address of Property	conve	14 What is the current market value of the real property? \$173,430	☐ Ex-spouse	Yes ✓No Aunt or Uncle to Niece or Nephew Fam ☐ Brothers and Sisters ☐ Gran	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No	was transfer part of IrNo like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Cemetery Death Certificate – Transfer on Death	ed Conservator	ed Multi-Family	(A) Status Improved Single Family Industrial	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	Email Address	1-2323	State KS		Grantor's Name (Seller) Katherine A Fletcher and Daniel G Grauer	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name 2 County Number WEBSTER - 91
opy of th	s Use Only	Title	Attorney	nis statement and that it is, to the best or my knowledge and beliet, true,		9	list.) (see instructions)	00 +7-	80+7			Same as Grantee	19 Name and Address of Person to Whom the Tax Statement Should be Sent	17 Was transfer through a real estate agent of the agent or title company contact).	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☑ No \$	Parents and Child Step-parent and Step-child	Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	neficiary relatives? (If Yes, check the appropriate box.)	12 Was real estate purchased for same use? Ves No	Foreclosure Irre Gift Life Grantor Trust Par	It Lease Personal Rep. Quit Claim	Land Contract/Memo Partition	Mineral Interests-Producing	(B) Property Type Mineral Interests-Nonproducing	. Check C if property is also a mobile home.		Phone Number (402) 746-4321	Zip Code 66018 Campbell	Street or Other Mailing Ac 1823 Road 300	Grantee's Name (Buyer) Conway Farms, L.L.C.	tee's Name, Addres	3 Date of Sale/Transfer Mo. 10 Day 30 Yr. 2023
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	For Dept. Use Only	Date	Phone Number 10/30/2023	comp		283,680 00	283,680,00	69					he Tax Statement Should be Sent	e company? (If Yes, include th	ate the amount and interest rate.)	Step-child	Other	Daving Control of the	d for same use? (If No, state the intended use.)	ontract	t/Trustee ranty	Sheriff Other		State Assessed Mobile Home			3) organization? 509(a) foundation?	Zip Co 68				4 Date of Deed Mo. 10 Day 16 Yr. 2073

Agricultural Land Sales Worksheet

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				Other						Dwellings	D
				Recreation	Re						
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		***		Farm Sites	Fai		14,475	0	8.880	4D1	
		2.970		Roads						3D	
178,640		5.970	76.	TAL	AG LAND TOTAL	AG L	755	0	0.330	3D1	
				Other						2D	
				Waste						2D1	
				Accretion	A		138,970	0	53.450	1D	
				/Timber	Shelterbelt/Timber	20	2,990	0	1.150	1D1	DRYLAND
				4G						4A	
				4G1						4A1	
				3G						3A	
				3G1						3A1	
				2G						2A	
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Size Parcel Size	City Size	Location	Zoning	Property Type	Prope	Status	178,640			640	178,640
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000 0000	1	00000	ω	12 5	ω	4247		ed Value	Date of Sale Assessed Value	Date	
Blk Parcel	Area	Subdiv	t Qrt	Rng Sect	Twn	GeoCde	1		275	00	002400200
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α.	Unified:		Affiliated:		01-0123	Base: (10/30/2023		2000	2023	91
		rict Code	School District Code	S			Sale Date		Page	Book	Cnty No.

(Continue on back)

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Five (5), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County Nebraska.

State of Nebraska \{ SS. County of Webs:

on Page CLUMPA o'clock D.M. In Hideg I Clerk's office of s numerical index a Ind Comp trang _Assessor county this <u>30 day</u> 30 33, at 18:03 aged in Book <u>2023</u> Entered on the ned for record in the County Clerk

Deputy Carded

> NEBRASKA DOCUMENTARY ÿ

WARRANTY DEED

company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): is hereby acknowledged, conveys to Conway Farms, L.L.C., a Nebraska limited liability GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which in the Deed of Distribution by Personal Representative filed in Book 2023, page 1318), Grauer, a single person (Daniel G. Grauer was incorrectly described as a married person Katherine A. Fletcher and William Fletcher, wife and husband, and Daniel G.

Township Three (3) North, Range Twelve (12) West of the 6th P.M., The South Half of the Southwest Quarter (S½SW½) of Section Five (5), Webster County, Nebraska.

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

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

Executed October 10, 2023

Katherine A. Fletcher atround.

William Hetcher

Daniel G. Grauer

STATE OF VS , COUNTY OF Johnson) ss.

Katherine A. Fletcher and William Fletcher, wife and husband. The foregoing instrument was acknowledged before me on October 17, 2023, by

Comm. expires 6-32

Milliam Milliam Notary Public NOTARY PUBLIC - State of Kansas
CHERIE MARIETTE BOHANON
My Appt Exp. とつこうと

STATE OF Florida, COUNTY OF Timellas

Daniel G. Grauer, a single person. The foregoing instrument was acknowledged before me on October 16, 2023, by

Comm. expires

2023



Notary Public

Mo. 10 Day 30 Yr. 33 \$ EXLINATION Nobraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 26 Date Deed Recorded here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 8 Type of Deed Bill of Sal City Hastings Good Life. Great Service. 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 1009 N Williams Ave NEBRASKA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. **Email Address** Phone Number Grantor's Name (Seller) Mary Ann Schrawyer 1 County Name See Attached Red Cloud, NE 810 N Webster St \$1,545 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes Buyer (A) Status IOLL No address assigned Unimproved ✓ Improved Cemetery Bill of Sale Print or Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Kory McCracken N_O ☐ Seller ✓ No Conservator Corrective Death Certificate – Transfer on Death Type Name of Grantee or Authorized Representative ✓ Siriyı. Multi-Family Commercial To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed 200 Brothers and Sisters WEBSTER - 91 18b 10 Type of Transfer 2 County Number Vacant land Value of Stamp or Exempt Number \$ EXEMPT# SA Court Decree Auction NE Real Estate Transfer Statement Register of Deed's Use Only Register of Number 28 Recording Recreational Agricultural Industrial Exchange Distribution Easement Executor J Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code 68901 Grantor Trust ✓ Gift Foreclosure ☐ Land Contract/Memo ☐ Lease Mineral (B) Property Type Mineral Interests-Nonproducing Red Cloud Same as Grantee 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 19 Name and Address of Person to Whom the Tax Statement Should be Sent 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Street or Other Mailing Address 1114 Hwy 136 Grantee's Name (Buyer) Matthew D and Melissa M Schrawyer Email Address Phone Number (402) 469-0993 Mineral Interests-Producing Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Partition Kaba3 Life Estate 5a │Irrevocable Trust │ Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No Day 27 Yr. 23 √ No Partition Quit Claim Step-parent and Step-child Personal Rep. Spouse Attorney Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract Rope ☐ Trust/Trustee ✓ Warranty Sheriff Yes Exempt 4 Date of Deed State Assessed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 10 Day 23 22 69 Trustee to Beneficiary Other (Explain) Transfer on Death Other_ Date For Dept. Use Only Phone Numbe (402) 746-3613 7 Yr. 521 FORM

Mobile Home

0

Zip Code 68970 Yes Yes

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900 0,00 0,00

Residential & Commercial Sales Worksheet

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						CHILD	80	TRANSFER BETWEEN PARENT	ER BE		3, PG 2002;	BK 2023
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);	ice (+ e	t to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
1 Excellent	(60)	6				<u> </u>					Two Story Duplex	(305) □ Tw
] Very Good	(50)	03						Excellent	(60)		One Story Duplex	(304) 🗆 Or
. ,	(40)			1 1	(40)			Very Good	(50)		2 1/2 Story	(309) 🗆 21
☐ Average	(30)		Above Average		(30)			Good	(40)		Split Level	(308) 🗆 Sp
	(20)	ទ	gge	Average	(20)	 		Average	(30)		1 1/2 Story	(307) 🗆 11
□ Worm Out	(10)	<u>a</u>		Low	(10)			Fair	(20)		Two Story	(302) 🗆 T _V
іоп:	Condition:	0		nk:	Cost Rank:			Low	(10)		One Story	(301) 🗆 Or
			rame	Pole Frame	(6) 			Residential Quality:	Resident		Townhouse or Duplex Style:	Townhouse
		Metal Frame and Walls	Frame a		(5) 🗆						Other	(106) 🗆 🔿
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		Masonry Bearing Walls	nry Bean	1	(3) 			Very Good	(50) 🗆		1 1/2 Story	(104) 🗆 1
	ne	Reinforced Concrete Frame	orced Co		(2) 🗆			Good	(40) 🗆		Split Level	(103) 🗆 Sp
е	Fram	Fireproof Structural Steel Frame	oof Stru		(E)			Average	(30)		Two Story	(102) 🗆 T _V
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Other2:		Other1:	0£		Primary:			Worn Out	(10)		Mobile Home	(100) 🗆 M
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6 F) 1	E)	D) 1	1	(3)	01	В)	A) 1		(RC)	CLOUD (R	cation: RED	Assessor Location:
City Size Parcel Size	Ω	Location	Zoning		Property Type	Proj	Status	1,545	_	820	725	
Code	tion	Classification Code	Date of Sale Property	Sale Pr	ate of	D,		Total		Improvements		Land
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Blk Parcel	Area	Subdiv	Qrt	Sect	Rng	Twn	GeoCde		تذ		000	000101000
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Unified:	Uni		ted:	Affiliated:	02	91-0002	Base:	10/27/2023	10	2002	2023	91
		School District Code	ol Dist	Scho				Sale Date		Page	Book	Cnty No.

The North Forty feet (40') of Lots One (1) and Two (2), Block A, Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska ss. County of Webster

Un Page Under Thing Clurk's office of said county this 30 day of 00 A.D., 20 23 at 12:07 o'Clock 1.M. Recorded in Book 2023 on Page 2023 Entered on the numerical index and filed for record in the County Clerk

Deputy

Comp

Assessor___Carded

\$ Exempt # 54. By (1) NEBRASKA DOCUMENTARY STAMP TAX ・

JOINT TENANCY WARRANTY DEED

Neb. Rev. Stat. 76-201): and wife, as joint tenants, GRANTEES, the following described real estate (as defined in acknowledged, convey to Matthew D. Schrawyer and Melissa M. Schrawyer, husband NO/100 DOLLARS (\$1.00), and love and affection, receipt of which is hereby Mary Ann Schrawyer, a single person, GRANTOR, in consideration of ONE AND

Town of Red Cloud, Webster County, Nebraska. The North Forty feet (40') of Lots One (1) and Two (2), Block A, Original

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

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

Executed October 27, 2023.

Mary Ann Schrawyer

STATE OF NEBRASKA, COUNTY OF WEBSTER SS.

Mary Ann Schrawyer, a single person. The foregoing instrument was acknowledged before me on October $\frac{d}{d}$, 2023, by

Comm. expires_ 3/27/2026

Notary Public

A GENERAL NOTARY - State of Nebraska MARY L. HANSEN
My Comm. Exp. March 27, 2026