

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code														
91	2023	ME4	10/27/2023	Base: 91-0002					Affiliated:					Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number														
002651600		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel						
				4371	2	11	35	1	00000		000	0000						
Land	Improvements	Total		Date of Sale Property Classification Code														
	495	495		Status	Property Type	Zoning	Location	City Size	Parcel Size									
	Irrigation Type:			A) 3	B) 01	C) 5	D) 3	E) 0	F) 0									
LCG	ACRES:	VALUE:		LCG			ACRES:			VALUE:								
IRRIGATED	1A1			GRASSLAND	1G1													
	1A				1G													
	2A1				2G1													
	2A				2G													
	3A1				3G1													
	3A				3G													
	4A1				4G1													
	4A				4G													
DRYLAND	1D1			Shelterbelt/Timber														
	1D			Accretion														
	2D1			Waste														
	2D			Other														
	3D1			AG LAND TOTAL														
	3D			Roads														
	4D1			Farm Sites														
	4D			Home Sites														
				Recreation														
				Other														
Dwellings		495		Non-AG TOTAL														
Outbuildings																		

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

1964 HART MEG MOBILE HOME

Comments from

002651600

Comments:

Manufactured Housing Transfer Statement

• To be filed with the County Treasurer. • Read instructions on reverse side.

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

1 County Name

2 County Number

3 Date of Sale

Mo. 10 ID Day 27 Yr. 23

4

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

Seller's Name

Charlotte Bell

Current Mailing Address (Number and Street or PO Box)

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

Buyer's Name

Ray Zurcher

Current Mailing Address (Number and Street or PO Box)

7 Type of Transfer

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

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)

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

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

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

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

14 Length (Without Hitch)

15 Width

16 Make

17 Model

18 Year

19 Vehicle Identification Number

20 Situs address of the Manufactured Home Before Sale

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

20a Situs address of the Manufacturing Home After Sale

22 Name and Address of the Land Owner

23 Legal Description of the Land

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

24 1,500.00

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

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

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

sign here

Buyer's Name: Ray Zurcher Denise Zurcher
 Title: Buyer
 Daytime Phone: 402-746-4103
 Date: 10-27-23

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

NEBRASKA CERTIFICATE OF TITLE



N0004072781

Vehicle Identification Number **Year Make / Model**
 HH2074 1964 HART MFG. INC. / --
 Previous Title **Body Style**
 NE 19177450003 MANUFACTURED **Color**
 HOME GREEN

Mail To
RAY L ZURCHER
 777 HIGHWAY 281 LOT 7
 RED CLOUD NE 68970-7700

Purchase Date Issue Date
 27-Oct-2023 27-Oct-2023
Residential Address
 777 HIGHWAY 281 LOT 7
 RED CLOUD NE 68970-7700
Owner Name(s)
 RAY L ZURCHER
 OR DENISE L ZURCHER WROS

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

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

ODOMETER READING

NO. TENTHS

CAUTION
 READ CAREFULLY
 BEFORE YOU
 CHECK A BLOCK

1

The mileage stated is in excess of its mechanical limits.

2

The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY

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

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

G 67111411

County
 WEBSTER

Title Number
 N0004072781

County Official

Witness My Hand And Official Seal The Date Shown

Janet Knehan
 JANET K KNEHANS

\$10.00



TITLE ENTERED ON DUPLICATE ISSUED

Real Estate Transfer Statement

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. <u>10</u> Day <u>5</u> Yr. <u>23</u>	Mo. <u>9</u> Day <u>26</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jenny Barr Street or Other Mailing Address 2200 Scarlet Oak Court City Middleburg State FL Zip Code 32068 Phone Number (402) 806-0150		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Garrett Wickham Street or Other Mailing Address 125 N Franklin City Red Cloud State NE Zip Code NE 68970 Phone Number (785) 302-1325 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		Email Address	

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

8 Type of Deed	9 Was transfer part of IRS-like kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

14 What is the current market value of the real property?
 \$139,875

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

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

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

18 Address of Property
 125 N Franklin
 Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Garrett Wickham
 125 N Franklin
 Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Platt's Addition to Red Cloud, Webster County, Nebraska

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

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

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 0100

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.
 Garrett Wickham

sign here

Print or Type Name of Grantor or Authorized Representative
Jenny Barr

Signature of Grantor or Authorized Representative

Title _____

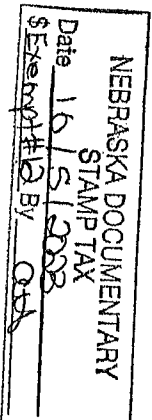
Phone Number 785-302-1325
10-5-23
 Date

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>10</u> Day <u>5</u> Yr. <u>2023</u>	\$ <u>Exempt #12</u>	<u>BK 2023, Pg 1850</u>	

Nebraska Department of Revenue
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1527(2)

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 26 day of Sept. A.D., 2023, at 3:30 o'clock P. M. Recorded in Book 2023 on Page 1850
Andrew Barr County Clerk
10.00 Deputy
Ind Comp Assessor Carded



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 26 day of September, 2023, by the Grantor, Jenny Barr whose mailing address is 2200 Scarlet Oak Court, Middleburg, FL 32068 conveys to Grantee, Garrett Wickham, whose mailing address is 125 N Franklin St, Red Cloud, NE 68970.

WITNESSETH, That the said Grantor for good consideration for the sum of \$0.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land and improvements and appurtenances thereto in the County of 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 September 26, 2023

Jenny Barr
Jenny Barr

STATE OF FLORIDA)
) ss.
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me on September 26 2023 by Jenny Barr.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1850	10/5/2023	Base: 91-0002		Affiliated:	Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
000166400	241	4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491								
Date of Sale Assessed Value				00 0 10105 007 0000								
Land	Improvements	Total		Date of Sale Property Classification Code								
2,305	137,570	139,875		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

Residential		Commercial	
Multiple Improvements:		Multiple Improvements:	
Construction Date:	1990	Construction Date:	
Floor:	Floor Sq. Ft.: 1,288	Floor Sq. Ft.:	
Building Cost New:	Cost: 227,315	Cost:	
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:	
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	Other2:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER BETWEEN EX-SPOUSE

Comments from
000166400

Comments:

(Continue on back)

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>6</u> yr. <u>23</u>	4 Date of Deed Mo. <u>10</u> Day <u>6</u> yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Carol Halfr Reed</u> Street or Other Mailing Address <u>801 W Saine St.</u> City <u>Blue Hill</u> State <u>NE</u> ZIP Code <u>68930</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Tavis Scott Rippen</u> Street or Other Mailing Address <u>235 Webster Street</u> City <u>Guide Rock</u> State <u>NE</u> ZIP Code <u>68943</u>	
7 Property Classification Number: Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		(B) Property Type <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty		(C)	

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer
 Auction Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Court Decree Exchange Gift Life Estate Sale Trustee to Beneficiary
 Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
\$ 31615

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

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

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

18 Address of Property
110 Nebraska Street
Guide Rock, NE

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

20 Legal Description
18a No address assigned 18b Vacant land
Lot 7 Block 15 Guide Rock Varnes Addition

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed

22	\$	<u>400</u>	-
----	----	------------	---

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

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
 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.
 Print or Type Name of Grantor or Authorized Representative Tavis Scott Rippen
 Print or Type Name of Grantee or Authorized Representative SELF
 Signature of Grantor or Authorized Representative _____ Title _____ Date _____

26 Date Deed Recorded Mo. <u>10</u> Day <u>6</u> yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ <u>2.25</u>		28 Recording Data <u>BK2023 1853</u>		For Dept. Use Only	
---	--	--	--	---	--	--------------------	--

Nebraska Department of Revenue
Form No. 96-269-2008 6-2019 Rev. Supercedes 96-269-2008 Rev. 9-2017
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-6-23
\$ 2.25 By AD

Prepared By

Name: Tavis Scott Rippen
Address: 235 Webster St Guide Rock
State: Nebraska Zip Code: 68442
After Recording Return To
Name: Tavis Scott Rippen
Address: 235 Webster St Guide Rock
State: Nebraska Zip Code: 68442

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of Oct A.D., 2023, at 3:24
o'clock P.M. Recorded in Book 2623
on Page 1853

Anthony Hays County Clerk
10.00 Deputy
Ind Comp Assessor Carded

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF Nebraska
Webster COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of four hundred (S 400) in hand paid to Carol Marletha Reed, a married individual AKA residing at 801 W Saline, County of Webster, City of Blue Hill, State of Nebraska (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Tavis Scott Rippen, a single individual, residing at 235 Webster St, County of Webster, City of Guide Rock, State of Nebraska (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Webster County, Nebraska, to-wit:

Lot 7 Block 15 Guide Rock Vances addition
0000613200

INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT

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 said proper use, benefit and behoof of the said second party forever.

Tavis Rippen Carol Hays Reed
GENERAL NOTARY - State of Nebraska
JACQUELINE A. KUCERA
My Comm. Exp. December 31, 2023

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:
91	2023	1853	10/6/2023	Base: 65-0011		Affiliated:
Location ID	Sale Number	Useability & Code #		Parcel Number		
000613200	242	4	05	GeoCde	Twn	Rng
Date of Sale Assessed Value				4487		
					00	0
					40010	
						015
						0000
Land	Improvements	Total		Date of Sale Property Classification Code		
1,035	2,580	3,615		Status	Property Type	Zoning
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1
				D) 1	E) 7	F) 1
				Residential		
				Commercial		
Multiple Improvements:				Multiple Improvements:		
Construction Date:				Construction Date:		
				1910		
Floor:				Floor Sq. Ft.:		
				1,053		
Building Cost New:				Cost:		
				114,750		
Single Family Style: 101				Residential Condition: 10		
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out			Commercial Occupancy Code:		
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn			Primary:		
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average			Other1:		
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			Other2:		
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good					
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent					
(106) <input type="checkbox"/> Other						
Townhouse or Duplex Style:				Residential Quality: 30		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low			Cost Rank:		
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair			Condition:		
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average			(10) <input type="checkbox"/> Low		
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(20) <input type="checkbox"/> Worn Out		
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good			(30) <input type="checkbox"/> Average		
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent			(40) <input type="checkbox"/> Above Average		
(305) <input type="checkbox"/> Two Story Duplex				(50) <input type="checkbox"/> High		
				(60) <input type="checkbox"/> Very Good		
				(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):						
Assessor Comments and Reason for Adjustment:						
QCD ; FROM AUNT TO NEPHEW						
Comments from						
000613200						
Comments:						

(Continue on back)

Real Estate Transfer Statement

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FORM 521

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 4 23 4 Date of Deed Mo. 10 Day 5 Yr. 23

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CRAIG STEVEN JAMES Street or Other Mailing Address 632 Salside Dr. City Lincoln State NE Zip Code 68528 Phone Number 402-310-7743 Email Address marylee32@gmail.com 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JUSTIN LEE MCCUTCHEON Street or Other Mailing Address 450 W Douglas City Guide Rock State NE Zip Code 68528 Phone Number 402-879-5980 Email Address michaelsle@icloud.com Is the grantee a 501(c)(3) organization? No Is the grantee a 509(a) foundation? No

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved, Unimproved, IOLL. (B) Property Type: Industrial, Multi-Family, Commercial, Recreational, Land Contract/Memo, Partition, Personal Rep., Trust/Trustee, Mineral Interests-Nonproducing, Mineral Interests-Producing, Exempt, State Assessed, Mobile Home. (C)

8 Type of Deed: Bill of Sale, Cemetery, Conservator, Corrective, Death Certificate - Transfer on Death, Executor, Essement, Lease, Mineral, Quit Claim, Sheriff, 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, Auction, Easement, Gift, Foreclosure, Irrevocable Trust, Revocable Trust, Sale, Satisfaction of Contract, Other (Explain). 11 Was ownership transferred in full? (If No, explain the division.) Yes. 12 Was real estate purchased for same use? (If No, state the intended use.) 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. 14 What is the current market value of the real property? \$30,000. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No.

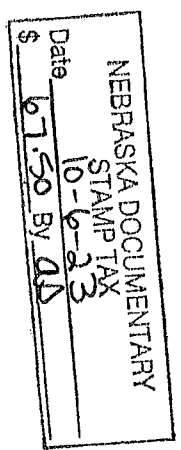
16 Does this conveyance divide a current parcel of land? No. 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No. 18 Address of Property: 410 W Douglas Ave. Guide Rock, NE 68942. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Justin McCutcheon, 450 W Douglas Ave, Guide Rock, NE 68942.

20 Legal Description (Attach additional pages, if needed): W. 101.554 BLK H Guide Rock Subdivision by Ordinance. 21 If agricultural, list total number of acres transferred in this transaction.

22 Total purchase price, including any liabilities assumed: \$30,000. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): 0100.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Justin McCutcheon, 402-879-5980, 10/6/23. sign here

26 Date Deed Recorded: 10/6/23. 27 Value of Stamp or Exempt Number: \$67.50. 28 Recording Data: BK2023Pg 1854. Register of Deeds Use Only. For Dept Use Only.



RECORDING REQUESTED BY:
Justin Lee McCutcheon

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 6 day
of Oct A. D., 20 23, at 3:45
o'clock P.M., Recorded in Book 2023
on Page 1854-1857
Chad Kraig County Clerk
AD Deputy
Ind Comp Assessor Carded

INSTRUMENT PREPARED BY:
Justin Lee McCutcheon
450 w douglas ave
Guide Rock, Nebraska 68942

(Above reserved for official use only)

RETURN DEED TO:
Justin Lee McCutcheon
450 w douglas ave
Guide Rock, Nebraska 68942

SEND TAX STATEMENTS 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 October 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

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

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]

Signatures

BOOK 2023 PAGE 185₆

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 15-5 (date).

Grantor (or authorized agent)

x/  _____

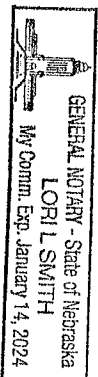
Print Name: Craig S. James


NEBRASKA
COUNTY OF WEBSTER

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

WITNESS my hand and official seal.

Commission Expires: January 14, 2024





Notary Public, Nebraska

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	Unified:
91	2023	1854	10/6/2023	Base: 65-0011	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
000621700	243	1	GeoCde	Twn	Rng
Date of Sale Assessed Value			4487	Sect	Qrt
				00	0
				Subdiv	Area
				40030	000
				Blk	Parcel
				000	0000
Land	Improvements	Total	Date of Sale Property Classification Code		
5,525	19,850	25,375	Status	Property Type	Zoning
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 01	C) 1
			D) 1	E) 7	F) 5
			Residential		
			Commercial		
Multiple Improvements:			Multiple Improvements:		
Construction Date: 1900			Construction Date:		
Floor: Floor Sq. Ft.: 1,752			Floor Sq. Ft.:		
Building Cost New: Cost: 175,040			Cost:		
Single Family Style: 104			Residential Condition: 20		
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Commercial Occupancy Code:	Primary: Other1: Other2:		
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:			
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame			
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls			
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls			
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls			
Townhouse or Duplex Style:			Residential Quality: 40		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:			
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent			

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

Assessor Comments and Reason for Adjustment:

QCD

Comments from
000621700

Comments:

(Continue on back)

Real Estate Transfer Statement

244

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

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

1 County Name 2 County Number WEBSTER - 91

3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 2023 4 Date of Deed Mo. 10 Day 10 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) Samuel Heater and Toni Heater
 Street or Other Mailing Address 4180 Murray Drive
 City Lexington State MO Zip Code 24653

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) Ronald T. Strobl and Lara J Strobl
 Street or Other Mailing Address 428 N Chestnut St
 City Red Cloud State NE Zip Code 68970

Phone Number 361-841-9038 Is the grantee a 501(c)(3) organization? Yes No
 Email Address N/A If Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input checked="" type="checkbox"/> Unimproved	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> Toll	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange
<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Court Decree
11 Was ownership transferred in full? (if No, explain the division.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC
<input type="checkbox"/> Yes	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild
<input type="checkbox"/> Yes	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child
14 What is the current market value of the real property?	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<u>\$35,000</u>	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.
16 Does this conveyance divide a current parcel of land?	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Quit Claim
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Sheriff
18 Address of Property Lots	<input type="checkbox"/> 18a <input checked="" type="checkbox"/> No address assigned	<input type="checkbox"/> Trust/Trustee
18b <input checked="" type="checkbox"/> Vacant land	<input type="checkbox"/> 18c <input type="checkbox"/> Other _____	<input type="checkbox"/> Warranty
20 Legal Description (Attach additional pages, if needed.)	<input type="checkbox"/> 18d <input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
See Attached	<input type="checkbox"/> 18e <input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

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

22 Total purchase price, including any liabilities assumed. 22 \$ 35,000.00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 35,000.00

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

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

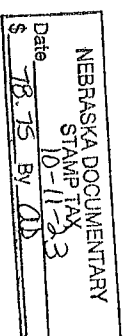
Print or Type Name of Grantee or Authorized Representative
Ronald T. Strobl
 Signature of Grantee or Authorized Representative _____ Title _____ Grantee
 here _____ Date _____

26 Date Deed Recorded Mo. 10 Day 11 Yr. 23 27 Value of Stamp or Exempt Number \$ 78.75 28 Recording Data BK2023 Pg 1869 For Dept Use Only

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

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 11 day of Oct A.D., 2023 at 8:38 o'clock A.M. Recorded in Book 2023 on Page 1869
Debra Hving County Clerk
AD Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

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

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:

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

Executed October 6, 2023.

Samuel Heater
Samuel Heater

Tomi Heater
Tomi Heater

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.



The foregoing instrument was acknowledged before me on October 6, 2023 by Samuel Heater and Tomi Heater, husband and wife.

Bridget Dahling
Notary Public

My commission expires: May 19, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	1869	10/11/2023	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
000147000	244	1		GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491		00	0	10035		009		0000
Land	Improvements	Total		Date of Sale Property Classification Code								
9,895	3,260	13,155		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
Residential				Commercial								
Multiple Improvements:				Multiple Improvements:								
Construction Date:				Construction Date:								
Floor:				Floor Sq. Ft.:								
Building Cost New:				Cost:								
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:		Other1:		Other2:						
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:										
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame										
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame										
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls										
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls										
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls										
Townhouse or Duplex Style:				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:				Condition:						
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn									
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good										
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent										

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

000147000

Comments:

(Continue on back)

3/26/10

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

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

1 County Name Webster 2 County Number 45 3 Date of Sale/Transfer No. Oct Day 6 yr. 2023 4 Date of Deed No. Oct Day 6 yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) COURTNEY A. CROWLEY Street or Other Mailing Address P.O. Box 343 City Red Cloud State NE Zip Code 68970

6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) COURTNEY ADAMS CROWLEY LIVING TRUST dated 10/6/23 Street or Other-Mailing Address P.O. Box 343 City Red Cloud State NE Zip Code 68970

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved [X], Single Family [X], Industrial [], Multi-Family [], Agricultural [], Commercial [], 10LL [], 8 Type of Deed: Bill of Sale [], Death Certificate [], Conservator [], Corrective [], Cemetery [], Distribution [], Easement [], Lease [], Mineral [], Land Contract/Memo [], Partition [], Sheriff [], Other [], 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes [], No [X] 10 Type of Transfer: Distribution [], Easement [], Gift [], Auction [], Court Decree [], Exchange [], Grantor Trust [], Partition [], Irrevocable Trust [X], Revocable Trust [], Sale [], Satisfaction of Contract [], Other (Explain) [], 11 Was ownership transferred in full? (If No, explain the division.) Yes [X], No [] 12 Was real estate purchased for same use? (If No, state the intended use.) Yes [X], 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 [X] 14 What is the current market value of the real property? \$ 65,825.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes [], No [X] \$ % 16 Does this conveyance divide a current parcel of land? Yes [], No [X] 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 [X] 18 Address of Property 441 W. Fourth Ave., 420 N. Chestnut St. 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as above 20 Legal Description 1. 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; 2. The west 100 feet of lots 19 and 20, in Block 1, LeDuc's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes [], No [X] (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23).

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Courtney Adams Crowley, Trustee Print or Type Name of Grantee or Authorized Representative here Signature of Grantee or Authorized Representative here Title Trustee

26 Date Deed Recorded Mo. 10 Day 13 yr. 23 27 Value of Stamp or Exempt Number \$ Exempt # 56 28 Recording Date BK 2023, Pg 1875 For Dept. Use Only

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 Oct A. D., 2023, at 11:18
o'clock PM. Recorded in Book 2023
on Page 1875

Abby Fanning County Clerk
D. No. AD Deputy
Ind. Comp. Assessor Carded

BOOK 2023 PAGE 1875

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-13-23
\$ 120.00 By AD

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

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 6th day of October, 2023

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

1. 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
2. The West 100 feet of Lots 19 and 20, in Block 1, LeDuc's Addition to Red Cloud,
Webster County, Nebraska.

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

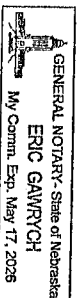
- a. is lawfully seized of such real estate and that it is free from encumbrances,
except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of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

Executed: October 6th, 2023

Courtney A. Crowley
COURTNEY A. CROWLEY, also known
as COURTNEY CROWLEY - Grantor

STATE OF NEBRASKA, COUNTY OF Adams -- ss.

The foregoing Warranty Deed was acknowledged before me on the 6th day of
October, 2023 by COURTNEY A. CROWLEY, also known as COURTNEY
CROWLEY, a single person.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1875	10/6/2023	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
000136000	246	4 05	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371			00	0	10025		001	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
3,280	62,545	65,825	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: REID CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
Residential			Commercial								
Multiple Improvements: Multiple Improvements: :			Multiple Improvements: :								
Construction Date: 1907			Construction Date: :								
Floor: Floor Sq. Ft. : 1,971			Floor Sq. Ft. :								
Building Cost New: Cost : 262,135			Cost: :								
Single Family Style: 104			Residential Condition: 20			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:									
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 50			Cost Rank:			Condition:		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out								
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn								
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average								
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good								
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good								
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent								

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

Assessor Comments and Reason for Adjustment:

WD ; TRANSFER PROPERTY TO TRUST

Comments from
000136000 000135900

Comments:

(Continue on back)

162382
11/11

NEBRASKA
Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

207

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 10 Day 12 Yr. 2023	Mo. 10 Day 12 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Pamela B. Hunter, Personal Rep. of Lewis R. Hunter Estate Street or Other Mailing Address 631 North Kansas City Superior State NE Zip Code 68978		Grantee's Name (Buyer) Eileen R. Hunter-Sweeney Street or Other Mailing Address 7419 Jay Court City Avrada State CO Zip Code 80003	
Phone Number (402) 879-1000		Phone Number (402) 879-1000	
Email Address joemurray@murraylawpclo.com		Email Address joemurray@murraylawpclo.com	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer	
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? \$1,101,243		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property Webster County, NE			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Pamela B. Hunter 631 North Kansas Superior, NE 68978	
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, NE; and Lots 1 and 2 of Section 14, Township 1 North, Range 9 West of the Sixth P.M. in Webster County, NE			
21 If agricultural, list total number of acres transferred in this transaction _____ 213.76			
22 Total purchase price, including any liabilities assumed		22 \$ 0.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ _____	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ 15			
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.			
Joseph H. Murray Print or Type Name of Grantor or Authorized Representative		(402) 768-7400 Phone Number	
here Signature of Grantor or Authorized Representative		10/12/2023 Date	
here Signature of Grantor or Authorized Representative		Title	
26 Date Deed Recorded Mo. 10 Day 13 Yr. 23		27 Value of Stamp or Exempt Number \$ Exempt # 15	
28 Recording Date BK 2023 Pg 1876		For Dept. Use Only	

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

Prangla King

County Clerk

Fee: \$10.00 BY: AS Deputy
Electronically Recorded

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

DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE

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

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; and

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.

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

Executed this 12 day of October, 2023.

ESTATE OF LEWIS R. HUNTER, DECEASED

By *Pamela B. Hunter*
Pamela B. Hunter
Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF THAYER)

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



Janelle Farnstrom
Notary Public

(S E A L)

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1876	10/12/2023	Base: 65-0011		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
001005800	247	4 05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4487	1	9	11	4	00000	1	000	0380
Land	Improvements	Total	Date of Sale Property Classification Code								
814, 920		814, 920	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
ICG	ACRES:	VALUE:	ICG	ACRES:	VALUE:						
IRRIGATED	1A1		GRASSLAND	1G1	5.030						
	1A	44.230		1G							
	2A1	78.460		2G1							
	2A	7.400		2G	31.580	18,345					
	3A1			3G1							
	3A			3G							
	4A1			4G1	0.380	190					
	4A			4G	11.010	5,505					
DRYLAND	1D1			Shelterbelts/Timber							
	1D	17.860		Accretion	5.030						
	2D1	6.760		Waste	0.030	15					
	2D			Other							
	3D1	5.990		AG LAND TOTAL	213.760	814,920					
	3D			Roads							
	4D1			Farm Sites							
	4D			Home Sites							
				Recreation							
				Other							
	Dwellings			Non-AG TOTAL							
	Outbuildings										

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION BY PR; TRANSFER FROM PARENT TO CHILD

Comments from
001005800 001006703

Comments:

(Continue on back)

670820
670820
670820

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

2018

FORM 521

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

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

1 County Name WEBSTER - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 8 Day 3 Yr. 2023 4 Date of Deed Mo. 8 Day 3 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Wildred L Siebrass & Wesley H Siebrass, CoTR, Mildred L Siebrass Marital Trust 1920 SAGEWOOD AVE, Rm 205
Street or Other Mailing Address Grand Island NE State NE Zip Code 68803
City Grand Island State NE Zip Code 68803
Phone Number (402) 984-9368 Is the grantee a 501(c)(3) organization? Yes No
Email Address NA If Yes, is the grantee a 509(a) foundation? Yes No

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) H & M Siebrass Farms, LLC
Street or Other Mailing Address 1920 SAGEWOOD AVE, Rm. 205
City Grand Island State NE Zip Code 68803
Phone Number (402) 984-9368 Is the grantee a 501(c)(3) organization? Yes No
Email Address NA If Yes, is the grantee a 509(a) foundation? Yes No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Death Certificate	<input type="checkbox"/> Recreational	
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Sheriff
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Lease
	<input type="checkbox"/> Executor	<input type="checkbox"/> Personal Rep.
	<input type="checkbox"/> Distribution	<input type="checkbox"/> Quit Claim
	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Warranty
	<input type="checkbox"/> Mineral	<input type="checkbox"/> Trust/Trustee
	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Other _____

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

10 Type of Transfer
 Auction Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Court Decree Exchange Grantor Trust Partition Life Estate Sale Trustee to Beneficiary
 No Yes

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

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

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

14 What is the current market value of the real property?
\$1,470,475

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

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

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

18 Address of Property
1920 SAGEWOOD AVE, Rm. 205
Grand Island, NE 68803

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

20 Legal Description (Attach additional pages, if needed.)
 Township 4 North, Range 10 West of the 6th PM, Section 20: SW1/4, Section 21: SW1/4, Section 28: NW1/4, Section 29: S1/2NE1/4, E1/2SE1/4, Section 32: NE1/4, All in Webster County, NE

21 If agricultural, list total number of acres transferred in this transaction 780.89 acres.

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

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (See instructions) \$ 0.00

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Jerrold M. Gregg
 Print or Type Name of Grantor or Authorized Representative

sign here Jerrold M. Gregg (402) 496-3432
 Signature of Grantor or Authorized Representative Phone Number
 Print or Type Name of Grantee or Authorized Representative
_____ Attorney
 Title Date

26 Date Deed Recorded Mo. 10 Day 13 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt # 5b 28 Recording Data BK 2023 Pg 1877 For Dept Use Only

Certificate of Exemption – Documentary Stamp Tax

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

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, 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?

Yes No

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?

Yes No

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.

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

Mildred L. Siebrass Marital Trust
Members of Entity or Individuals

Relationship to First Listed Member or Grantor
(see Table of Kindred)

Mildred L. Siebrass, Trustee Same

Wesley H. Siebrass, Trustee Same, Son

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

N & M Siebrass Farms, LLC
Members of Entity or Individuals

Relationship to First Listed Member or Grantor
(see Table of Kindred)

Mildred L. Siebrass Same

Wesley H. Siebrass Same, Son

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 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 Grantor of Grantor Representative

Grantee or Grantee Representative

Attorney 10-13-23
Title Date
Attorney 10-13-23
Title Date

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Bk 2023, Pg 1877

Date: 10/13/23

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 01:26 o'clock PM. Recorded in Book 2023 on Page 1877

\$ Ex05b By AS

Anthony Davis

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

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

TOWNSHIP 4 NORTH, RANGE 10 WEST of the 6th PM
Section Twenty (20): SW $\frac{1}{4}$
Section Twenty-one (21): SW $\frac{1}{4}$
Section Twenty-eight (28): NW $\frac{1}{4}$
Section Twenty-nine (29): S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
Section Thirty-two (32): NE $\frac{1}{4}$

All in Webster County, Nebraska.


GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those 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 this 3rd day of August, 2023.

Mildred L. Siebrass
MILDRED L. SIEBRASS, Trustee of the Mildred L. Siebrass Marital Trust, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF Hall)

The foregoing instrument was acknowledged before me on this 3rd day of August, 2023, by Mildred L. Siebrass, Trustee of the Mildred L. Siebrass Marital Trust, Grantors.


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

Jerrod M. Gregg
Notary Public

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

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1877	8/3/2023	Base: 91-0074		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
001712800	248	4 05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4133	4	10	20	3	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1, 393, 170	77, 305	1, 470, 475	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED	IAI		GRASSLAND	IG1	253.630						
	1A			1G	127.500						
	2A1			2G1	98.290						
	2A			2G	0.740						
	3A1			3G1	24.040						
	3A			3G							
	4A1			4G1							
	4A			4G							
DRYLAND	ID1	88.950	Shelterbelt/Timber								
	ID	134.630	Accretion								
	2D1		Waste								
	2D	4.050	Other								
	3D1	5.910	AG LAND TOTAL								
	3D		Roads								
	4D1	7.470	Farm Sites								
	4D	5.560	Home Sites								
			Recreation								
	Dwellings		Other								
	Outbuildings	47,445	Non-AG TOTAL								
			AG LAND TOTAL			767.020 1,340,490					
			Roads			10.870					
			Farm Sites			2.000 27,680					
			Home Sites			1.000 25,000					
			Recreation								
			Other								
			Non-AG TOTAL			13.870 52,680					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO FAMILY LLC

Comments from

001712800 001713400 001716300 001716900 001717600

Comments:

(Continue on back)

Good Life, Great Service
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 13 Yr. 2023	Mo. 10 Day 13 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name, (Seller) Marilyn Pritts, David L. Pritts, Douglas P. Pritts, Shari L. Drake Street or Other Mailing Address 327 West 3rd Avenue Red Cloud		Grantee's Name, (Buyer) Marilyn Pritts Street or Other Mailing Address 327 West 3rd Avenue Red Cloud	
City	State	City	State
Red Cloud	NE	Red Cloud	NE
Zip Code	68970	City	State
Phone Number (402) 746-3798		Phone Number (402) 746-3798	Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Email Address NA		Email Address NA	If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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

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

8 Type of Deed

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

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

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

Buyer Seller No

Auction Easement Gift Life Estate Sale Transfer on Death

Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle Niece or Nephew Family Corp., Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

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

\$49,855

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

327 West 3rd Avenue, Red Cloud, NE 68970

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

Grantee

18a No address assigned 18b Vacant land

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

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

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

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

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

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

Print or Type Name of Grantee or Authorized Representative (402) 746-3798

Marilyn Pritts

Signature of Grantee or Authorized Representative

here

Title

Grantee

Date

10/5/2023

26 Date Deed Recorded

Mo. 10 Day 13 Yr. 23

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

28 Recording Data

Red Cloud, NE 68970

For Dept Use Only

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 Oct A. D., 2023, at 1146
o'clock P. M. Recorded in Book 2023
on Page 1878-1882
Andy Hagg County Clerk
JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-13-23
\$ 59 By JD

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

QUITCLAIM DEED

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

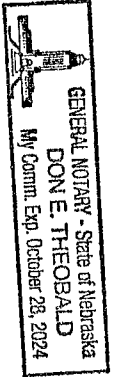
Lots Thirteen (13) and Fourteen (14), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska.

Executed October 13, 2023

Marilyn Pritts
Marilyn Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 13, 2023 by Marilyn Pritts, a single person.



Don E. Theobald
Notary Public

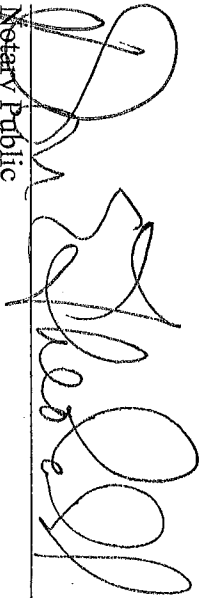


David L. Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 13, 2023 by
David L. Pritts, a married person residing in Kansas.





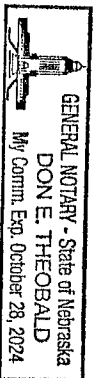
Notary Public




Douglas P. Pritts

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 13, 2023 by
Douglas P. Pritts, a married person residing in Tennessee.





Notary Public

Shari L Drake
Shari L. Drake

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 13, 2023 by
Shari L. Drake, a single person.



Don E Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2023	1878	10/13/2023	Base: 91-0002						Affiliated:			Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number											
000111400	249	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4491		00	0	10005		020	0000				
Land	Improvements	Total		Date of Sale Property Classification Code											
1,095	61,855	62,950		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1						
Residential				Commercial											
Multiple Improvements: Multiple Improvements: :				Multiple Improvements: :											
Construction Date: 1915				Construction Date: :											
Floor: Floor Sq. Ft. : 1,302				Floor Sq. Ft. :											
Building Cost New: Cost: 140,610				Cost: :											
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out			Primary:		Other1:		Other2:							
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:											
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame											
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame											
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls											
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls											
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls											
Townhouse or Duplex Style:				Residential Quality: 30				Cost Rank:							
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low			(6) <input type="checkbox"/> Pole Frame		Condition:									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low											
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average											
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average											
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High											
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good											
(305) <input type="checkbox"/> Two Story Duplex				(60) <input type="checkbox"/> Excellent											

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

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER FROM PARENT TO CHILDREN

Comments from
000111400

Comments:

(Continue on back)

NEBRASKA
Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

250

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 13 Yr. 2023	Mo. 10 Day 13 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Daniel Buerer and Courtney Buerer Street or Other Mailing Address 14890 W. Powerline Rd		Grantee's Name (Buyer) Kaitlin Kumke Street or Other Mailing Address 321 N. Main St	
City Bladen	State NE	Zip Code 68928	City Bladen
State NE	Zip Code 68928	City Bladen	State NE
Phone Number (402) 469-4638	Phone Number (402) 460-7267	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N.A.	Email Address N.A.	If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Mineral Interest- Nonproducing <input type="checkbox"/> Mineral Interest-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) <input type="checkbox"/> Buyer <input type="checkbox"/> Seller	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (if No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (if No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle or Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Exp-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other	
14 What is the current market value of the real property? \$90,000	15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co <input type="checkbox"/> No	
18 Address of Property 321 N. Main St. Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee	

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3), and Four (4), Block Six (6), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed \$ 90,000.00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 90,000.00

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

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

sign here
Print or Type Name of Grantor or Authorized Representative
Signature of Grantor or Authorized Representative
Closing Department Manager
Date
(402) 463-4198
Phone Number
10-13-2023

Register of Deed's Use Only		For Dept. Use Only	
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 10 Day 13 Yr. 23	\$ 202.50	BK2023, Pg 1881	

Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2006 Rev. 6-2019
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Date: 10/13/23
By AS
\$ 202.50

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

Arnaugh Shires

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

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

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

GRANTORS covenant with GRANTEE that GRANTORS:

- (1) 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 assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

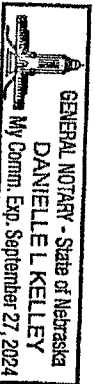
Executed 10/13/23

Daniel Buerer

Courtney Buerer

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 13th day of October, 2023, before me personally appeared **Daniel Buerer and Courtney Buerer**.



Danielle L. Kelley
Notary Public - Danielle L. Kelley

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code				Unified:			
91	2023	1881	10/13/2023	Base: 01-0123				Affiliated:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000503000	250	1	GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4131			00	0	30005		006	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
2, 015	79, 010	81, 025	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)			A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
Residential			Commercial								
Multiple Improvements:			Multiple Improvements:								
Construction Date:			Construction Date:								
			1900								
Floor:			Floor Sq. Ft.:								
			1, 344								
Building Cost New:			Cost:								
			127, 650								
Single Family Style: 104			Residential Condition: 35			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:									
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 30								
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn									
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent									
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
WD											
Comments from 000503000											
Comments:											
(Continue on back)											

123456

Real Estate Transfer Statement

251

FORM
521

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

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

1 County Name Lincoln	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>13</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>10</u> Day <u>13</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joe J. Strickland and Michelle E. Strickland, Trustees Street or Other Mailing Address 750 Road 500		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kevin J. Kintschi and Jacquelyn A. Kintschi Street or Other Mailing Address 755 Road 500	
City Lincoln	State NE	Zip Code 68952	City Lincoln
Phone Number N/A	State NE	Zip Code 68952	City Lincoln
Email Address N/A	Phone Number 309-217-0842	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	State NE
	Email Address N/A	Yes No	Zip Code 68952
		Yes No	Yes No

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

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

8 Type of Deed

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

Cemetery Death Certificate - Transfer on Death Executor Lease Personal Rep. Trust/Trustee Warranty

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

Buyer Seller No Auction Easement Gift Life Estate Sale Transfer on Death

Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

Yes No Yes No

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

Yes No

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

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$290,000

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

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

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

18 Address of Property
755 Road 500
Lincoln, NE 68952

18a No address assigned 18b Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 18.34 +-.

22 Total purchase price, including any liabilities assumed	22	\$	290,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	290,000.00

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

Print or Type Name of Grantee or Authorized Representative
Kevin J. Kintschi

Signature of Grantee or Authorized Representative
Kevin J. Kintschi

Title _____

Grantee
Kevin J. Kintschi

Phone Number
309-217-0842

Date
10/13/2023

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

27 Value of Stamp or Exempt Number
\$ 652.50

28 Recording Data
BK2023, B 1901

For Dept. Use Only

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°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.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Oct A.D., 2023, at 2:45 o'clock P.M. Recorded in Book 2023 on Page 1901

Cheryl Haring County Clerk
D. S. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-13-23
By AS
\$652.50

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

TRUSTEE'S DEED

Joe J. Strickland and Michaele E. Strickland, Co-Trustees of the Joe J. Strickland and Michaele 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 real estate, (as defined in Neb. Rev. Stat. 76-201):

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°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.

Subject to easements and restrictions of record

GRANTORS covenant with GRANTEES that GRANTORS:

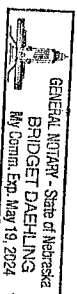
- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against any acts of the GRANANTOR.

Executed Webster 13, 2023.

Joe J. Strickland - Co-Trustee

Michaele E. Strickland, Co-Trustee

STATE OF NEBRASKA
COUNTY OF WEBSTER



The foregoing instrument was acknowledged before me on October 13, 2023, by Joe J. Strickland and Michaele E. Strickland, Co-Trustees of the Joe J. Strickland and Michaele E. Strickland Joint Revocable Trust.

Bridget Daehling
Notary Public

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: STRICKLAND, JOE J & MICHAELLE E, TRUSTEE

Buyer: KINTSCH, KEVIN J & JACQUELYNA

Parcel ID: 002313000

Additional Parcels:

Book: 2023 Page: 1901

Sale Date: 10/13/2023 Price: \$290,000.00

Legal Description: 34-02-12 18.34 AC TRACT IN NE1/4 34-2-12

Agriculture

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire; we have specified in front of the questions, whom they are for. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. Fax (402) 746-2715 Email:webcoassr@hotmail.com

(SELLER/BUYER) What was the purchase price? \$ 290K

(SELLER/BUYER) Was any personal property (pivot, irrigation pipe; above ground or buried, motor, machinery, etc)included in the sale price? ___ Yes No

If yes, what personal property was included _____

(SELLER/BUYER) If personal property was involved; what was the dollar amount of the personal property that was included in the purchase price? \$?

(SELLER/BUYER) If this sale was involved in a 1031 like kind exchange; is it going to a holding company? ___ Yes No

(SELLER) How long was the property on the market? ?

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

If other please explain: TRADER

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

(SELLER/BUYER) Was this sale for a partial interest in the property? ___ Yes No

If yes, explain _____

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

If yes, please explain _____

(SELLER) Was the property made available to other potential purchasers? Yes ___ No

If no, please explain _____

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68870

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: STRICKLAND, JOE J & MICHAELLE E, TRUSTEE

Buyer: KINTSCHI, KEVIN J & JACQUELYN A

Parcel ID: 002313000

Additional Parcels:

Book: 2023 Page: 1901

Sale Date: 10/13/2023 Price: \$290,000.00

Legal Description: 34-02-12 18.34 AC TRACT IN NE1/4 34-2-12

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

(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property? ___ Yes No
If yes, please explain _____

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

(SELLER/BUYER) What influenced your sale/purchase? Buy of the land, trees, vegetation, pasture, horse potential, shops, fences, water systems

(SELLER/BUYER) Do you think this property sold for its full market value? Yes ___ 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. N/A

(BUYER) If you have land in a government program such as (CRP, CREP, EQUIP)? ___ Yes No
If yes, what program and what are the beginning and ending dates? _____

(BUYER) If irrigated, circle all that apply: Pivot N/A Buried Pipe, or Gravity Irrigation

(BUYER) Where do you obtain your irrigation water? Circle all that apply: Reuse pit, Bostwick, Republican River, Well, Little Blue River, N/A Other _____
If other, please explain _____

(BUYER) If pasture, how do you water your cattle? Pond, Dugout, Stream, Well, or Other
If other, please explain _____

Signature: Kevin J. Kintschi Buyer/Seller (circle one)

Phone # 509-219-0842 Date: 10/20/23

Please don't miss the taxes. It is at the bank at this place for about 6 mo because of the taxes and trying to find something in Kansas with much cheaper taxes.

Agricultural Land Sales Worksheet

County No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1901	10/13/2023	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
002313000	251	1	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4369	2	12	34	1	00000		000	2260
Land	Improvements	Total	Date of Sale Property Classification Code								
59, 015	135, 350	194, 365	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 1	B) 01	C) 5	D) 2	E) 0	F) 7			
ICG ACRES: VALUE:			ICG ACRES: VALUE:			ICG ACRES: VALUE:					
IRRIGATED	1A1		GRASSLAND	1G1	5.870						8,220
	1A			1G	1.340						1,875
	2A1			2G1	7.000						9,800
	2A			2G							
	3A1			3G1							
	3A			3G							
	4A1			4G1							
	4A			4G							
DRYLAND	1D1		Shelterbelt/Timber								
	1D		Accretion								
	2D1		Waste		1.000						280
	2D		Other								
	3D1		AG LAND TOTAL		15.210						20,175
	3D		Roads		1.130						
	4D1		Farm Sites		1.000						13,840
	4D		Home Sites		1.000						25,000
			Recreation								
			Other								
Dwellings		113,530									
Outbuildings		21,820	Non-AG TOTAL		3.130						38,840

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE 'S DEED

Comments from
002313000

Comments:

(Continue on back)

Real Estate Transfer Statement

JSJ

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 9 Day 20 Yr. 23	Mo. 9 Day 19 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Bobbi-Jo Adams Street or Other Mailing Address 742 North Elm Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-1576 Email Address NA		Grantee's Name (Buyer) Alexis Strobl Street or Other Mailing Address 746 North Locust Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 735-7351 Is the grantee a 501(c)(3) organization? No If Yes, is the grantee a 509(a) foundation? No	

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
---	--	--	---	---

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

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

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

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

14 What is the current market value of the real property?
\$830

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

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

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

18 Address of Property

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

20 Legal Description (Attach additional pages, if needed.)
 Lots Ten (10), eleven (11), and Twelve (12), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed. \$ 2,500.00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 2,500.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 Grantee
 Date 9/20/2023

Phone Number 402-735-7351

26 Date Deed Recorded Mo. 10 Day 16 Yr. 23

27 Value of Stamp or Exempt Number \$ 6.75

28 Recording Data BK2023 Pg 1902

For Dept. Use Only

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 16 day of Oct A. D., 2023, at 3:19 o'clock PM Recorded in Book 2023 on Page 1902

Alberly Huang County Clerk
JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>10-16-23</u>
\$ <u>6.75</u>	By <u>JD</u>

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

WARRANTY DEED

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

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

Grantor covenants, with Grantee that Grantor:

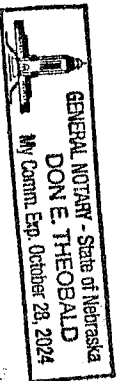
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 19, 2023.

Bobbi-Jo Adams
Bobbi-Jo Adams

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 19, 2023 by Bobbi-Jo Adams, single person.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code								
91	2023	1902	9/20/2023	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
000127000	252	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371								
Land	Improvements	Total		Date of Sale Property Classification Code								
1,640		1,640		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2			
Residential				Commercial								
Multiple Improvements: :				Multiple Improvements: :								
Construction Date: :				Construction Date: :								
Floor: Floor Sq. Ft. :				Floor Sq. Ft. :								
Building Cost New: Cost: :				Cost: :								
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out					Primary:	Other1:	Other2:				
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality:				Cost Rank:				
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low					(6) <input type="checkbox"/> Pole Frame	Condition:					
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex					(60) <input type="checkbox"/> Excellent							

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

Assessor Comments and Reason for Adjustment:

WD

Comments from 000127000

Comments:

(Continue on back)

10302

NEBRASKA

Good Life Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

253

FORM
521

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

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

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 08 Day 22 Yr. 2023 4 Date of Deed Mo. 08 Day 22 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) _____ 6 Grantee's Name, Address, and Telephone (Please Print) _____

Grantor's Name (Seller)
Robert Rose, Sr.
Street or Other Mailing Address
650 High Street

City **NE** State **NE** ZIP Code **68942**

Phone Number _____

Email Address **n/a**

Grantor's Name (Buyer)
Derrick Duffy
Street or Other Mailing Address
650 John Street

City **NE** State **NE** ZIP Code **68942**

Phone Number **402-257-3785** Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address **n/a**

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Conservation	<input type="checkbox"/> Recreational	
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Death Certificate - Transfer on Death	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	
	<input type="checkbox"/> Distribution	
	<input type="checkbox"/> Easement	
	<input type="checkbox"/> Lease	
	<input type="checkbox"/> Mineral	
	<input type="checkbox"/> Partition	
	<input type="checkbox"/> Personal Rep.	
	<input type="checkbox"/> Quit Claim	
	<input type="checkbox"/> Sheriff	
	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Warranty	
	<input type="checkbox"/> Other _____	

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

10 Type of Transfer Auction Easement Gift Grantor Trust Partition Foreclosure Irrevocable Trust Revocable Trust Sale Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property? **\$3,500**

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

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

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

18 Address of Property **650 High Street**
Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent **(Same as Grantee)**

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

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

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

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
Print or Type Name of Grantor or Authorized Representative
David B. Garwood
Signature of Grantor or Authorized Representative
Title _____
Attorney
Date _____
(402) 746-3613
Phone Number
Sept. 20, 2023

26 Date Deed Recorded Mo. 10 Day 17 Yr. 23 27 Value of Stamp or Exempt Number \$ 9.00 28 Recording Data **BK 2023, Pg 1903** For Dept. Use Only

Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 1903

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Oct A.D., 2023, at 3:54 o'clock PM. Recorded in Book 2023 on Page 1903
Allyson Henry County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9.20 BMB
10-17-23

QUITCLAIM DEED

Robert Rose, Sr., formerly the husband of Christy M. Rose, and still a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Derrick Duffy, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-2011):

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.

Executed August 22, 2023

Robert Rose Sr.
Robert Rose, Sr.

STATE OF NEBRASKA, COUNTY OF Butte) ss.

The foregoing instrument was acknowledged before me on August 22nd, 2023, by Robert Rose, Sr., a single person.

GENERAL NOTARY - State of Nebraska
TYSON LINN
My Comm. Exp. October 28, 2023

Comm. expires October 28, 2023
[Signature]
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2023	1903	8/22/2023	Base: 65-0011		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #	Parcel Number										
000618000	253	1	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4487			00	0	40020		005	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
2,070	1,885	3,955	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
				Residential				Commercial					
Multiple Improvements: Multiple Improvements: _____													
Construction Date: _____			1890			Construction Date: _____							
Floor: Floor Sq. Ft.:			1,092			Floor Sq. Ft.: _____							
Building Cost New: Cost:			104,225			Cost: _____							
Single Family Style: 101			Residential Condition: 10			Commercial Occupancy Code: _____							
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out				Primary: _____			Other1: _____			Other2: _____		
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: _____								
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 20			Cost Rank: _____			Condition: _____				
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low				(6) <input type="checkbox"/> Pole Frame								
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low							(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average							(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average							(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High							(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent											(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent	
Assessor's Adjustment to Sale Price (+ or -): _____													
Assessor Comments and Reason for Adjustment:													
QCD													
Comments from						Comments:							
000618000													
(Continue on back)													

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.

254

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

1 County Name WEBSTER -91 2 County Number

3 Date of Sale/Transfer Mo. 09 Day 20 Yr. 2023 4 Date of Deed Mo. 09 Day 20 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Derrick Duffy and Jolene Duffy Street or Other Mailing Address 650 John Street City Guide Rock State NE ZIP Code 68942

6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin and Meggie McCutcheon Street or Other Mailing Address 450 West Douglas City Guide Rock State NE ZIP Code 68942

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

8 Type of Deed Bill of Sale, Conveyance, Death Certificate, etc. 9 Was transfer part of IRS like-kind exchange? 10 Type of Transfer Auction, Exchange, etc. 11 Was ownership transferred in full? 12 Was real estate purchased for same use?

13 Was the transfer between relatives? 14 What is the current market value of the real property? 15 Was the mortgage assumed? 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? 18 Address of Property 650 High Street Guide Rock, NE 68942

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

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

Table with 3 columns: Item Number, Description, Amount. Rows 22, 23, 24.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood Attorney (402) 746-3613

26 Date Deed Recorded Mo. 10 Day 17 Yr. 23 27 Value of Stamp or Exempt Number \$ 9.00 28 Recording Data BR2023, Pg 1904 For Dept. Use Only

State of Nebraska }
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Oct A.D., 2023, at 4:00 o'clock P.M. Recorded in Book 2023 on Page 1904
Abbey Traugott County Clerk
10.00 Deputy
Ind Comp Assessor Carded

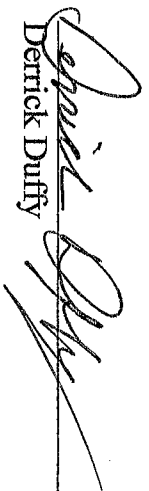
NEBRASKA DOCUMENTARY
STAMP TAX
Date 9.20 By AS
\$

QUITCLAIM DEED

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

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.

Executed September 20th, 2023


Derrick Duffy


Jolene Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 20, 2023, by Derrick Duffy and Jolene Duffy, husband and wife.

Comm. expires 12-2-26

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:
91	2023	1904	9/20/2023	Base: 65-0011				Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number					
000618000	254	1	GeoCde Trn Rang Sect Qrt Subdiv Area Blk Parcel					
Date of Sale Assessed Value			4487	00	0	40020	005	0000
Land	Improvements	Total	Date of Sale Property Classification Code					
2,070	1,885	3,955	Status	Property Type	Zoning	Location	City Size	Parcel Size
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 01	C) 1	D) 1	E) 7	F) 2
			Residential			Commercial		
Multiple Improvements: :				Multiple Improvements: :				
Construction Date: 1890				Construction Date: :				
Floor: Floor Sq. Ft.: 1,092				Floor Sq. Ft.:				
Building Cost New: Cost: 104,225				Cost: :				
Single Family Style: 101			Residential Condition: 10			Commercial Occupancy Code:		
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:			Residential Quality: 20			Cost Rank:		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	(6) <input type="checkbox"/> Pole Frame						
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low						
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average						
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average						
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High						
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent						

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

Assessor Comments and Reason for Adjustment:

QCD

Comments from
000618000

Comments:

(Continue on back)

Real Estate Transfer Statement

255

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	Select County & County Number	Mo. <u>10</u> Day <u>18</u> Yr. <u>23</u>	Mo. <u>10</u> Day <u>1</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) <u>Thomas Sutton Sr.</u> Street or Other Mailing Address <u>178 3rd Avenue</u> City <u>Cowles</u> State <u>NE</u> Zip Code <u>68930</u>		Grantee's Name (Buyer) <u>Molina Sanchez</u> Street or Other Mailing Address <u>201 W Main Avenue</u> City <u>Cowles</u> State <u>NE</u> Zip Code <u>68930</u>	
Phone Number		Phone Number	
Email Address		Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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
 Brothers and Sisters
 Family Corp., Partnership, or LLC
 Grandparents and Grandchild
 Other _____

Ex-spouse
 Parents and Child
 Step-parent and Step-child

14 What is the current market value of the real property?
\$2590

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

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

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

18 Address of Property
201 W Cowles Main Street

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Molina Sanchez
506 South Hastings Ave
Hastings, NE 68901

20 Legal Description (Attach additional pages, if needed).
Block 12 Original Town Cowles Village

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

22 Total purchase price, including any liabilities assumed	22	\$	<u>8000</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<u>0 00</u>

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

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

Print or Type Name of Grantee or Authorized Representative
Molina Sanchez

Signature of Grantee or Authorized Representative
here

Title _____

Phone Number
10-18-23

Date _____

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>10</u> Day <u>18</u> Yr. <u>23</u>	\$ <u>18.00</u>	<u>BR2023, P 1907</u>	

Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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

Grantee's Address:

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

Grantor's Address:

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

Mail Subsequent Tax Bills To:

Molina Sanchez
201 W Main St
Cowles, Nebraska 68930

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:			
91	2023	1907	10/18/2023	Base: 91-0074				Affiliated:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000803200	255	1	GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4373			00	0	50005		012	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1,150	1,440	2,590	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)			A) 1	B) 01	C) 1	D) 1	E) 8	F) 4			
			Residential						Commercial		
Multiple Improvements:			Multiple Improvements:								
Construction Date:			Construction Date:								
			1880			912					
Floor:			Floor Sq. Ft.:								
			912			90,935					
Building Cost New:			Cost:								
			90,935								
Single Family Style: 101			Residential Condition: 10								
(100) <input type="checkbox"/> Mobile Home			(10) <input checked="" type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other											
Townhouse or Duplex Style:			Residential Quality: 30								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex											

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

Assessor Comments and Reason for Adjustment:

QCD

Comments from
000803200

Comments:

(Continue on back)

Real Estate Transfer Statement

516

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

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

1 County Name NE 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 10 Day 19 Yr. 23 4 Date of Deed Mo. 10 Day 18 Yr. 23

5 Grantor's Name, Address, and Telephone (Please Print) WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) Blender, LLC
Blender, LLC
Street or Other Mailing Address
2885 St. Paul Rd. Street or Other Mailing Address
737 W. Blender Rd.

City Grand Island State NE Zip Code 68801 City Grand Island State NE Zip Code 68803

Phone Number (308) 380-2254 Phone Number (308) 390-1906 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

Email Address na Email Address na

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

(A) Status Improved Single Family Industrial Mineral Interest-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interest-Producing Exempt
 IOLL Commercial Recreational

(B) Property Type Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

(C) _____

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) Auction Distribution Foreclosure Irrevocable Trust Rovable Trust Transfer on Death
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Sale Satisfaction of Contract Other (Explain) _____
 11 Was ownership transferred in full? (If No, explain the division.) Yes No 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No

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

14 What is the current market value of the real property? \$424,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes GI Abstract No

18 Address of Property _____ 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed 22 \$ 424,000.00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 424,000.00

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

Print or Type Name of Grantee or Authorized Representative Tricia Campbell (308) 382-4651
 Signature of Grantee or Authorized Representative [Signature] Phone Number 101923
 Title closer Date _____

26 Date Deed Recorded Mo. 10 Day 19 Yr. 23 27 Value of Stamp or Exempt Number \$ 954.00 28 Recording Data BR2023 Pg 1910 For Dept Use Only _____

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/19/23
\$ 954.00 By AS

BK 2023, Pg 1910

State of Nebraska }
County of Webster } ss. Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of October A.D., 2023, at 12:53
o'clock PM, Recorded in Book 2023
on Page 1910

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

WARRANTY DEED

Record and return to:

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

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

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.

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

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully 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 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 whomsoever.

Dated this October 18, 2023

Blender, LLC, a Nebraska Limited Liability Company

Rick Johnson Member
Rick Johnson, Member

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 18 day of October 2023 by Rick Johnson, Member of Blender, LLC, a Nebraska Limited Liability Company.

Notary Public, State and County aforesaid

Tricia Campbell
Notary Public Signature
My commission expires: June 2, 2026



Agricultural Land Sales Worksheet

City No.		Book	Page	Sale Date	School District Code										
91		2023	1910	10/19/2023	Base: 91-0002				Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number												
001910000	256	1	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel				
Date of Sale Assessed Value			4371	2	11	25	1	00000	1	000	8695				
Land	Improvements	Total	Date of Sale Property Classification Code												
194,800		194,800	Status	Property Type	Zoning	Location	City Size	Parcel Size							
Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9							
ICG		ACRES:	ICG		ACRES:		VALUE:								
IRRIGATED	1A1		GRASSLAND	1G1	38.000	53,200									
	1A			1G	23.000	32,200									
	2A1			2G1	36.000	50,400									
	2A			2G											
	3A1			3G1											
	3A			3G											
	4A1			4G1											
	4A			4G	59.000	59,000									
DRYLAND	1D1		Shelterbelt/Timber												
	1D		Accretion												
	2D1		Waste												
	2D		Other												
	3D1		AG LAND TOTAL			156.000	194,800								
	3D		Roads			4.000									
	4D1		Farm Sites												
	4D		Home Sites												
			Recreation												
			Other												
Dwellings			Non-AG TOTAL			4.000									
Outbuildings															

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
WD

Comments from
001910000

Comments:

(Continue on back)

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

Seller: BLENDER, LLC
Buyer: WOITASZEWSKI, ANDREW
Parcel ID: 001910000
Additional Parcels:
Book: 2023 **Page:** 1910
Sale Date: 10/19/2023 **Price:** \$424,000.00
Legal Description: 25-02-11 NE1/4 25-2-11

Agriculture

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire; we have specified in front of the questions, whom they are for. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. Fax (402)746-2715 Email:webcoasssr@hotmail.com

(SELLER/BUYER) What was the purchase price? \$ 424,000.00

(SELLER/BUYER) Was any personal property (pivot, irrigation pipe; above ground or buried, motor, machinery, etc)included in the sale price? ___ Yes No

If yes, what personal property was included _____

(SELLER/BUYER) If personal property was involved; what was the dollar amount of the personal property that was included in the purchase price? \$ _____

(SELLER/BUYER) If this sale was involved in a 1031 like kind exchange; is it going to a holding company? ___ Yes No

(SELLER) How long was the property on the market? private sale

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

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

(SELLER/BUYER) Was this sale for a partial interest in the property? ___ Yes No
If yes, explain _____

(SELLER/BUYER) Did this sale involve a trade or exchange of property? Yes ___ No
If yes, please explain traded property to a friend

(SELLER) Was the property made available to other potential purchasers? ___ Yes No
If no, please explain _____

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

Seller: BLENDER, LLC
Buyer: WOITASZEWSKI, ANDREW
Parcel ID: 001910000
Additional Parcels:
Book: 2023 Page: 1910
Sale Date: 10/19/2023 Price: \$424,000.00
Legal Description: 25-02-11 NE1/4 25-2-11

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

(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property? Yes ___ No
If yes, please explain I was going to buy this a few months ago but let a friend buy it who needed to 1031

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

(SELLER/BUYER) What influenced your sale/purchase? _____

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

(BUYER) If you have land in a government program such as (CRP, CREP, EQUIP)? ___ Yes No
If yes, what program and what are the beginning and ending dates? _____

(BUYER) If irrigated, circle all that apply: Pivot, Buried Pipe, or Gravity Irrigation

(BUYER) Where do you obtain your irrigation water? Circle all that apply: Reuse pit, Bostwick, Republican River, Well, Little Blue River, or Other
If other, please explain _____

(BUYER) If pasture, how do you water your cattle? Pond, Dugout, Stream, Well, or Other
If other, please explain _____

Signature:   Buyer/Seller (circle one)

Phone # 308-340-1406 Date: 10-23-23

62830
62835

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number 12	3 Date of Sale/Transfer Mo. 10 Day 19 Yr. 23	4 Date of Deed Mo. 10 Day 19 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print) Richard P Hubl, Trustee and Jolaine Hubl, Trustee Street or Other Mailing Address 2316 Road 1900 City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Joseph R Hubl Street or Other Mailing Address 1944 Road Z City Blue Hill State NE Zip Code 68930	
Phone Number (402) 469-4103	Phone Number (402) 469-2249	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by Buyer or seller?

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

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

Yes No

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

Yes No

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

Yes No

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

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

\$309,090

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Unassigned

18a No address assigned 18b Vacant land

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

See attached

21 If agricultural, list total number of acres transferred in this transaction **197 +/-**.

22 Total purchase price, including any liabilities assumed.

23 Was non-real property included in the purchase?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	22 \$ 0.00	23 \$ 0.00
		24 \$ 0.00	24 \$ 0.00

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

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

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

Print or Type Name of Grantor or Authorized Representative
Kory McCracken

Print or Type Name of Grantee or Authorized Representative
Kory McCracken

Signature of Grantor or Authorized Representative
[Signature]

Signature of Grantee or Authorized Representative
[Signature]

Title **Attorney**

(402) 746-3613

Phone Number **10/19/23**

Date **10/19/23**

26 Date Deed Recorded

Mo. **10** Day **19** Yr. **23**

27 Value of Stamp or Exempt Number
\$ **Exempt \$ 5a**

28 Recording Data
BR2023 Pg 1912

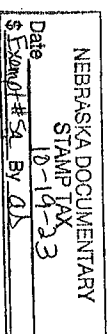
Register of Deeds's Use Only

For Dept. Use Only

The West Half of the East Half of the Southwest Quarter ($W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}$) of Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P. M., Webster County, Nebraska;
The West Half of the Southwest Quarter ($W\frac{1}{2}SW\frac{1}{4}$) 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 ($W\frac{1}{2}NW\frac{1}{4}$), Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P. M., Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of Oct A.D., 2023, at 3:32
o'clock P.M. Recorded in Book 2023
on Page 1912
Abbeylett County Clerk
D. Deputy
I.D. no. _____
Assessor _____
Carded _____



WARRANTY DEED

Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust, dated May 23, 2005 and Jolaine Hubl, Trustee of the Jolaine Hubl Revocable Trust, dated May 23, 2005, 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 hereby acknowledged, conveys to Joseph R. Hubl, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

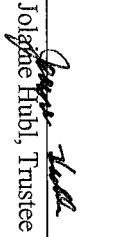
The West Half of the East Half of the Southwest Quarter (W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;
The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Six (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 (W $\frac{1}{2}$ NW $\frac{1}{4}$), Section Six (6), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed October 19, 2023.

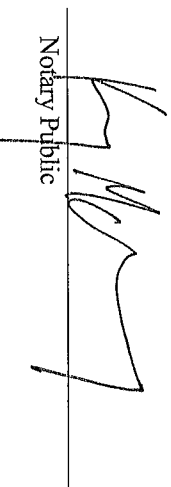

Richard P. Hubl, Trustee


Jolaine Hubl, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 19, 2023, by Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust and Jolaine Hubl, Trustee of the Jolaine Hubl Revocable Trust.



Comm. expires _____

Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date	School District Code	
91		2023	1912	10/19/2023	Base: 91-0074	Unified:
Location ID		Sale Number	Useability & Code #	Parcel Number		
001303600		257	4 05	GeoCde	Twn	Rng
Date of Sale Assessed Value		4135 4 9 6 3 00000 1 000 0000				
Land		Improvements	Total	Date of Sale Property Classification Code		
309,090			309,090	Status	Property Type	Zoning
Irrigation Type:		A) 2 B) 05 C) 5 D) 3 E) 0 F) 8				
LCG		ACRES:	VALUE:	LCG		ACRES:
IRRIGATED	IA1			GRASSLAND	IG1	VALUE:
	IA				IG	91.770 128,480
	2A1				2G1	43.840 61,380
	2A				2G	
	3A1				3G1	
	3A				3G	
	4A1				4G1	
	4A				4G	
DRYLAND	1D1			Shelterbelt/Timber		
	1D			Accretion		
	2D1	32.910	85,565	Waste		8.030 4,015
	2D	9.810	22,415	Other		
	3D1			AG LAND TOTAL		190.800 309,090
	3D			Roads		6.390
	4D1			Farm Sites		
	4D	4.440	7,235	Home Sites		
				Recreation		
	Dwellings			Other		
	Outbuildings			Non-AG TOTAL		6.390

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

Assessor Comments and Reason for Adjustment:

WD; SALE FROM PARENT TO CHILD

Comments from Comments:
001303600 001303700

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. 10 Day 19 Yr. 23	4 Date of Deed Mo. 10 Day 19 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard P Hubl, Trustee and Jolaine Hubl, Trustee Street or Other Mailing Address 2316 Road 1900 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-4103 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard Lee Hubl Street or Other Mailing Address 2279 Road 2200 City Lawrence State NE Zip Code 68957 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, Is the grantee a 509(e) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

- Bill of Sale
 Death Certificate - Transfer on Death
 Conservator
 Corrective
 Executor
 Land Contract/Memo
 Lease
 Mineral
 Partition
 Personal Rep.
 Sheriff
 Trust/Trustee
 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
 Auction
 Court Decree
 Exchange
 Grantor Trust
 Partition
 Irrevocable Trust
 Revocable Trust
 Life Estate
 Sale
 Satisfaction of Contract
 Other (Explain) _____

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

- 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
 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 market value of the real property?

\$225,000

16 Does this conveyance divide a current parcel of land?

- Yes
 No

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

- Yes
 No

18 Address of Property

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

18a No address assigned

18b Vacant land

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

See attached

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

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

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 23 0.00

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

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

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

Kory McCracken

(402) 746-3613

sign here

Signature of Grantor or Authorized Representative

Attorney

16/19/23

26 Date Deed Recorded

Mo. 10 Day 19 Yr. 23

27 Value of Stamp or Exempt Number

\$ Exempt # SA

28 Recording Date

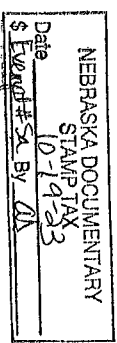
BR223 Pg 1913

For Dept. Use Only

The Southeast Quarter (SE $\frac{1}{4}$) 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 }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Oct A.D., 2023, at 3:35
o'clock P.M. Recorded in Book 2023
of page 1413
Cheryl HUBB County Clerk
ID # 0108 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Richard P. Hubl, Trustee of the Richard P. Hubl Revocable Trust, dated May 23, 2005 and Jolaine Hubl, Trustee of the Jolaine Hubl Revocable Trust, dated May 23, 2005, 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 hereby acknowledged, conveys to Richard Lee Hubl, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

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

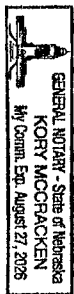
Executed October 14, 2023.

Richard P. Hubl Jolaine Hubl
Richard P. Hubl, Trustee Jolaine Hubl, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires _____
Notary Public [Signature]



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
				Base:	Affiliated:	Unified:					
91	2023	1913	10/19/2023	65-0005							
Location ID	Sale Number	Useability & Code #	Parcel Number								
001307702	258	4 05	GeoCde	Twn	Ring	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			0000	4	9	16	0	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
219,520		219,520	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type: NO IRRIGATION		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED	1A1		GRASSLAND	1G1	112.110	156,955					
	1A			1G							
	2A1			2G1	44.600	62,540					
	2A			2G							
	3A1			3G1							
	3A			3G							
	4A1			4G1							
	4A			4G	0.020	25					
DRYLAND	1D1		Shelterbelt/Timber								
	1D		Accretion								
	2D1		Waste								
	2D		Other								
	3D1		AG LAND TOTAL		156.730	219,520					
	3D		Roads		1.990						
	4D1		Farm Sites								
	4D		Home Sites								
			Recreation								
	Dwellings		Other								
	Outbuildings		Non-AG TOTAL		1.990						

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

Total Recapture Value:

WD

Assessor Comments and Reason for Adjustment:

Comments from
001307702

Comments:

(Continue on back)

40175
108616

NEBRASKA

Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

259

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 20 Yr. 2023	Mo. 10 Day 20 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) 2H Farms, Inc. Street or Other Mailing Address 873 Road K		Grantee's Name (Buyer) Bolin-Wulf, Inc. Street or Other Mailing Address 971 Road 900	
City	State	City	State
Red Cloud	NE	Red Cloud	NE
Zip Code	Zip Code	Zip Code	Zip Code
68972	68972	68972	68970
Phone Number (402) 746-4202	Phone Number 402-746-0339	Phone Number 402-746-0339	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address N/A	Email Address N/A	Email Address N/A	

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

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

8 Type of Deed

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

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

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

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

Yes No

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

Yes No

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

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

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

\$953,823

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

AG Land

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

Grantee

18a No address assigned 18b Vacant land

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction 401.61+.

22 Total purchase price, including any liabilities assumed	22	\$	953,823.75
23 Was non-real property included in the purchase?	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	953,823.75

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

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

Bradley Wulf, President, Bolin-Wulf, Inc.

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Grantee

Date

402-746-0339

10/20/2023

26 Date Deed Recorded

Mo. 10 Day 20 Yr. 23

27 Value of Stamp or Exempt Number

\$ 2146.50

28 Recording Data

BR2023, Pg 1914

For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 1914

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Oct A.D., 2023, at 2:06 o'clock P.M. Recorded in Book 2023 on Page 1914
Arbeey Havig County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-26-23
By AD
\$ 2146.50

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

CORPORATION WARRANTY DEED

2H Farms, Inc., a Nebraska corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and 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):

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

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

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

Executed

October 20 2023.

2H Farms, Inc., a Nebraska corporation

Dennis J. Hansen President
BY: Dennis J. Hansen, President

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 20, 2023 by Dennis J. Hansen, President of 2H Farms, Inc., a Nebraska corporation, on behalf of the corporation.



Teresal Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date	School District Code										
91		2023	1914	10/20/2023	Base: 91-0002					Affiliated:					Unified:
Location ID	Sale Number	Useability & Code #	Parcel Number												
001911100	259	1	4371	2	11	27	0	00000	1	000	0000				
Date of Sale Assessed Value			Date of Sale Property Classification Code												
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size							
517,110		517,110	A) 2	B) 05	C) 5	D) 3	E) 0	F) 10							
Irrigation Type:															
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:										
IRRIGATED	1A1		GRASSLAND	1G1	52.640	73,700									
	1A			1G	179.950	251,930									
	2A1			2G1	63.650	89,110									
	2A			2G											
	3A1			3G1											
	3A			3G											
	4A1			4G1											
	4A			4G	102.370	102,370									
DRYLAND	1D1		Shelterbelt/Timber												
	1D		Accretion												
	2D1		Waste												
	2D		Other												
	3D1		AG LAND TOTAL			398.610	517,110								
	3D		Roads		3.000										
	4D1		Farm Sites												
	4D		Home Sites												
			Recreation												
			Other												
Dwellings			Non-AG TOTAL			3.000									
Outbuildings															

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

Assessor Comments and Reason for Adjustment:

CORP WD

Comments from Comments:
001911100 001911302

Real Estate Transfer Statement

2600

FORM 521

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

1 County Name 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 1 Day 6 Yr. 2023 4 Date of Deed Mo. 10 Day 20 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Torrey M. Yap & Mistie R. Day, Co - Personal Representative of the Estate of Cheryl R. Yap
Street or Other Mailing Address 121 Ridge Road
City Post State TX Zip Code 79356

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) see attached
Street or Other Mailing Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Is the grantee a 501(c)(3) organization? Yes No
Email Address N/A If Yes, is the grantee a 509(a) foundation? Yes No

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
11 Was ownership transferred in full? (if No, explain the division.) Yes No 12 Was real estate purchased for same use? (if No, state the intended use.) Yes No

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

14 What is the current market value of the real property?
SEE ATTACHED 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) Yes No \$ _____ %
16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes No

18a No address assigned 18b Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent
SEE ATTACHED Mistie R. Day
121 Ridge Rd.
Post, TX 79356

21 If agricultural, list total number of acres transferred in this transaction SEE ATTACHED
22 Total purchase price, including any liabilities assumed 22 \$ 0.00
23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative Nicholas D. Meyersenburg (402) 934-4770
Print or Type Name of Grantor or Authorized Representative here _____
Signature of Grantee or Authorized Representative _____ Title _____ Authorized Representative
Date _____

26 Date Deed Recorded Mo. 10 Day 20 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt #4 28 Recording Data BK 2023 8 1928 For Dept Use Only
Register of Deed's Use Only

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Parcel	PID	Box 6 Grantee's Name Address & Telephone	Box 7(A) Status	Box 7(B) Property Type	Box 14 Current Market Value	Box 18 Address of Property	Box 20 Legal Description	Box 21 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

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) 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 Northeast Corner of said Southeast Quarter (SE $\frac{1}{4}$); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$) a distance 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 N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE $\frac{1}{4}$) 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 292.54 feet; thence S69°34'12"E a distance of 267.29 feet; thence S59°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence S74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 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 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 as 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.

A parcel of land located in the East Half of the Northeast Quarter (E $\frac{1}{2}$ N $\frac{1}{4}$) of Section Eight (8) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) 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 corner of the West Half of the Northwest Quarter of Section 9; thence N00°08'31"W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled 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 corner of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast corner of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest corner of said East Half of the Northeast Quarter; thence 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 S69°35'58"E, a distance of 654.86 feet to the East line of said East Half of the 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

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

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 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, 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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/20/23

\$ Ex004 By AS

Bk 2023, Pg 1928

State of Nebraska }
County of Webster } ss.

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

Anthony Blaine

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

CORRECTIVE DEED

This Corrective Deed dated October 20, 2023, is made by Mistie R. Day and Torrey V. Vap, 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 (collectively, "Grantors").

WHEREAS, Grantors, under that certain Deed of Distribution By Personal Representative dated 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; and

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

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

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).

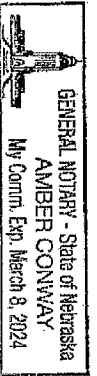
[Remainder of page left intentionally blank; signature page follows.]

Executed this 20th day of October, 2023.

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

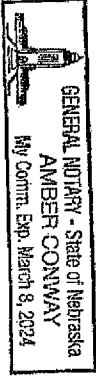
By: *Torrey M. Vap*
Torrey M. Vap, Co-Personal Representative of
the Estate of Cheryl R. Vap, Deceased

STATE OF ~~FLORIDA~~ Nebraska)
COUNTY OF Webster) ss.



The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the 20th day of October, 2023, by Mistie R. Day, Co-Personal Representative of the Estate of Cheryl R. Vap.

Amber Conway
Notary Public



STATE OF ~~FLORIDA~~ Nebraska)
COUNTY OF Webster) ss.

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on the 20th day of October, 2023, by Torrey M. Vap, Co-Personal Representative of the Estate of Cheryl R. Vap.

Amber Conway
Notary Public

Exhibit A

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) 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 Northeast Corner of said Southeast Quarter (SE $\frac{1}{4}$); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$) a distance 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 N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE $\frac{1}{4}$) 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 292.54 feet; thence S69°34'12"E a distance of 267.29 feet; thence S59°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence S74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 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 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 as 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.

A parcel of land located in the East Half of the Northeast Quarter (E $\frac{1}{2}$ N $\frac{1}{4}$) of Section Eight (8) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) 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 corner of the West Half of the Northwest Quarter of Section 9; thence N00°08'31"W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled 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 corner of said West Half of the Northwest Quarter; thence S89°37'52"W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast corner of the East Half of the Northeast Quarter of Section 8; thence N89°26'59"W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest corner of said East Half of the Northeast Quarter; thence 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 S69°35'58"E, a distance of 654.86 feet to the East line of said East Half of the 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

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Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code												
91	2023	1928	1/6/2023	Base: 91-0002						Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number													
001403801	260	4 05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value			4489	1	10	8	1	00000	1	000	0000					
Land	Improvements	Total	Date of Sale Property Classification Code													
317,485	193,030	510,515	Status	Property Type	Zoning	Location	City Size	Parcel Size								
Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9								
LCG ACREES:			LCG VALUE:			ACRES:			VALUE:							
IRRIGATED	1A1		GRASSLAND	1G1		9.440		10,545								
	1A	0.350		1G		0.830		415								
	2A1			2G1		4.000		5,600								
	2A	3.040		2G		3.840		5,375								
	3A1	6.710		3G1		4.260		5,965								
	3A			3G												
	4A1			4G1		10.660		10,660								
	4A			4G		1.860		930								
DRYLAND	1D1	26.550		Shelterbelt/Timber												
	1D	31.210		Accretion												
	2D1			Waste		6.370		2,965								
	2D			Other												
	3D1	4.720		AG LAND TOTAL		128.530		278,645								
	3D			Roads		3.000										
	4D1			Farm Sites		1.000		13,840								
	4D	14.690		Home Sites		1.000		25,000								
				Recreation												
Dwellings				Other												
Outbuildings				Non-AG TOTAL		5.000		38,840								

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

Assessor Comments and Reason for Adjustment:

CORRECTIVE DEED; BETWEEN PARENT & CHILD

Comments from: Comments:

001403801 001404501 001808201 001810100

(Continue on back)

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name | 2 County Number | 3 Date of Sale/Transfer | 4 Date of Deed

5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print)

City | State | Zip Code | City | State | Zip Code

Phone Number | Email Address | Is the grantee a 501(c)(3) organization? | Is the grantee a 509(e) foundation?

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

(A) Status | (B) Property Type | (C)

8 Type of Deed | 9 Was transfer part of IRS like-kind exchange | 10 Type of Transfer | 11 Was ownership transferred in full? | 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? | 14 What is the current market value of the real property? | 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land? | 17 Was transfer through a real estate agent or a title company? | 18 Address of Property

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

20 Legal Description | 21 If agricultural, list total number of acres transferred | 22 Total purchase price | 23 Was non-real property included | 24 Adjusted purchase price paid

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

sign here | Print or Type Name of Grantor or Authorized Representative | Signature of Grantee or Authorized Representative | Title | Date | Register of Deeds's Use Only | For Dept Use Only

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

Certificate of Exemption – Documentary Stamp Tax

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

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, 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?

Yes No

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?

Yes No

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.

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
Mistie 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.)

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 familiar 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  Attorney for Grantors 5/22/2023
 Grantor or Grantor Representative Title Date
 Grantor or Grantee Representative Attorney for Grantee 5/22/2023
 Title Date

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.

Box 20- Legal Description

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) 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 Northeast Corner of said Southeast Quarter (SE $\frac{1}{4}$); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$) a distance 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 N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE $\frac{1}{4}$) 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 292.54 feet; thence S69°34'12"E a distance of 267.29 feet; thence S59°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence S74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 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 N03°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 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 as 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.

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 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, 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.

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY

STAMP TAX

Date: 10/20/23

\$ Ex004 By AS

BK 2023, Pg 1932

State of Nebraska }
County of Webster }

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

 County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

CORRECTIVE DEED

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

WHEREAS, Grantors, under that certain Special Warranty Deed dated last on May 18, 2023, 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 limited liability company ("Grantee"), certain real estate; and

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

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

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.]

Exhibit A

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) 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 Northeast Corner of said Southeast Quarter (SE $\frac{1}{4}$); thence N89°22'58"W (assumed bearing) along the north line of said Southeast Quarter (SE $\frac{1}{4}$) a distance 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 N89°22'58"W along said North line a distance of 1394.32 feet; thence S00°00'02"E parallel with the east line said southeast Quarter (SE $\frac{1}{4}$) 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 292.54 feet; thence S69°34'12"E a distance of 267.29 feet; thence S59°15'59"E a distance of 230.85 feet; thence S70°06'03"E a distance of 279.93 feet; thence S74°13'36"E a distance of 141.65 feet; thence N43°16'39"E a distance of 229.37 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 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 as 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.

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 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, **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.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
				Base: 91-0002	Affiliated:	Unified:						
91	2023	1932	5/18/2023									
Location ID	Sale Number	Useability & Code #		Parcel Number								
001808201	261	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	23	4	00000	1	000	8010
Land	Improvements	Total		Date of Sale Property Classification Code								
61,375	193,030	254,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED	1A1			GRASSLAND	1G1	6.470		9,060				
	1A				1G							
	2A1				2G1	4.000		5,600				
	2A				2G							
	3A1				3G1	4.260		5,965				
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste		1.000		280				
	2D			Other								
	3D1			AG LAND TOTAL		16.730		22,535				
	3D			Roads		2.990						
	4D1			Farm Sites		1.000		13,840				
	4D	1.000	1,630	Home Sites		1.000		25,000				
				Recreation								
	Dwellings		184,390	Other								
	Outbuildings		8,640	Non-AG TOTAL		4.990		38,840				

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

CORRECTIVE DEED; TRANSFER TO FAMILY LLC

Comments from
001808201 001810100

Comments:

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

abd

FORM 521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 08 Day 22 Yr. 2023 4 Date of Deed Mo. 10 Day 20 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print) _____ 6 Grantee's Name, Address, and Telephone (Please Print) _____

Grantor's Name (Seller) Monica M. Shipman n/k/a Monica M. Smith Grantee's Name (Buyer) Clint M. Shipman

Street or Other Mailing Address _____ Street or Other Mailing Address _____

31771 Rd Z _____ 827 North Turner Avenue

City Sutton State NE Zip Code 68979 City Hastings State NE Zip Code 68901

Phone Number (402) 984-1323 Phone Number (402) 746-3926 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address smith.monica.4211@gmail.com Email Address cshipman3@gmail.com

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

11 Was ownership transferred in full? (If No, explain the division.) Yes No 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No

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

14 What is the current market value of the real property? \$47,795 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes _____ No

18 Address of Property _____ 19 Name and Address of Person to Whom the Tax Statement Should be Sent _____
425 W. 6th Avenue Clint Shipman
Red Cloud, Nebraska 68970 827 North Turner Avenue
 18a No address assigned 18b Vacant land Hastings, NE 68901

20 Legal Description (Attach additional pages, if needed.)
02 11 EAST 71' LOT 11 & 1 2 BLOCK 5 LEDUC'S ADDITION RED CLOUD, in Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed. 22 \$ 1,00

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 1,00

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.

Kelle J. Westland Attorney
 Print or Type Name of Grantee or Authorized Representative _____
 Signature of Grantee or Authorized Representative _____
 here _____ Title _____
 Date 10/20/23

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number _____ 28 Recording Data _____ For Dept. Use Only _____
 No. 10 Day 23 Yr. 23 \$ Exempt #12 BK 2023, Pg 1937

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code														
91	2023	1937	8/22/2023	Base: 91-0002					Affiliated:					Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number														
000139200	262	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel						
Date of Sale Assessed Value				4371		00	0	10025		005	0000							
Land	Improvements	Total		Date of Sale Property Classification Code														
1,095	46,700	47,795		Status	Property Type	Zoning	Location	City Size	Parcel Size									
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1									
Residential				Commercial														
Multiple Improvements:				Multiple Improvements:														
Construction Date: 1956				Construction Date:														
Floor: 980				Floor Sq. Ft.:														
Building Cost New: 103,590				Cost:														
Single Family Style: 101				Residential Condition: 30														
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out														
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn														
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average														
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good														
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good														
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent														
(106) <input type="checkbox"/> Other																		
Townhouse or Duplex Style:				Residential Quality: 20														
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low														
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair														
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average														
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good														
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good														
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent														
(305) <input type="checkbox"/> Two Story Duplex																		

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

Assessor Comments and Reason for Adjustment:

QCD ; COURT DECREE WITH EX-SPOUSE

Comments from
000139200

Comments:

(Continue on back)

Real Estate Transfer Statement

203

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name: WEBSTER - 91
2 County Number: 91
3 Date of Sale/Transfer: Mo 07 Day 10 Yr 2023
4 Date of Deed: Mo 10 Day 20 Yr 2023
5 Grantor's Name, Address, and Telephone (Please Print): Grantor's Name (Seller) Monica M. Shipman n/k/a Monica M. Smith
6 Grantee's Name, Address, and Telephone (Please Print): Grantee's Name (Buyer) Clint M. Shipman
7 Property Classification Number: (A) Status: Improved, Single Family, Multi-Family, Unimproved, Commercial, IOLL
(B) Property Type: Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt, Mobile Home
(C)
8 Type of Deed: Bill of Sale, Corrective, Death Certificate - Transfer on Death, Executor, Mineral, Land Contract/Memo, Lease, Personal Rep, Trust/Trustee, Sheriff, Other
9 Was transfer part of IFRS like-kind exchange (I.R.C. § 1031)?
10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Sale, Satisfaction of Contract, Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
14 What is the current market value of the real property? \$215,225
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property: 210 W. 6th Avenue, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Clint Shipman, 827 North Turner Avenue, Hastings, NE 68901
20 Legal Description: 0 2 11 LOTS 1 & 2 BLOCK 13 ORIGINAL TOWN RED CLOUD, in Webster County, Nebraska
21 If agricultural, list total number of acres transferred in this transaction.

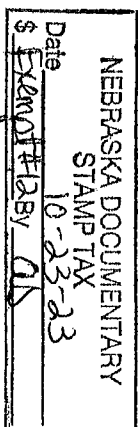
22 Total purchase price, including any liabilities assumed. \$ 1,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) \$ 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 1,00
25 If this transfer is exempt from 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.
Kelle J Westland
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Attorney
Date
(402) 498-4400
Phone Number

26 Date Deed Recorded: Mo 10 Day 23 Yr 23
27 Value of Stamp or Exempt Number: \$ Exempt #12
28 Recording Date: BK20239 1938
Register of Deed's Use Only
For Dept. Use Only

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 23 day
of Oct A.D., 2023, at 11:13
o'clock A.M. Recorded in Book 2023
on Page 1938
Archie Haring County Clerk
D. D. GIBB Deputy
Ind Comp Assessor Carded



QUITCLAIM DEED

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

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

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

Executed:

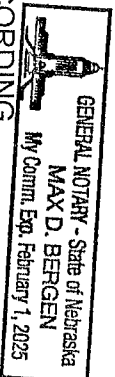
Date Aug 22, 2023

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

STATE OF NEBRASKA)

COUNTY OF Clay) ss.

The foregoing instrument was acknowledged before me on the 23 day of August, 2023, by Monica M. Shipman n/k/a Monica M. Smith.



Max D. Bergen
Notary Public

AFTER RECORDING
RETURN TO:

Clint Shipman
1003 Pleasant Street
Hastings, NE 68901

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date							School District Code		
91	2023	1938	7/10/2023	Base: 91-0002						Affiliated:	Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number								
000106500	263	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		013	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,095	214,130	215,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 2	D) 1	E) 6	F) 1			
Residential				Commercial								
Multiple Improvements:				Multiple Improvements:								
Construction Date:				Construction Date: 1975								
Floor:				Floor Sq. Ft.: 6,272								
Building Cost New:				Cost: 689,795								
Single Family Style:				Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out			Primary: 352 Other1: Other2:								
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 4								
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent			(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext Walls								
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low			Cost Rank: 20				Condition: 30				
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average				(30) <input checked="" type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent				

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

Assessor Comments and Reason for Adjustment:

QCD ; COURT DECREE WITH EX-SPOUSE

Comments from
000106500

Comments:

(Continue on back)

1185

264

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.

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

1 County Name 2 County Number WEBSTER - 91

3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 2023

4 Date of Deed Mo. 10 Day 11 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Allen & Linda Woodward
Street or Other Mailing Address 2326 Road L
City Guide Rock State NE Zip Code 68942

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) The Allen & Linda Woodward Family Trust, Dtd:10/11/2023
Street or Other Mailing Address 2326 Road L
City Guide Rock State NE Zip Code 68942

Phone Number (402) 257-2645 Is the grantee a 501(c)(3) organization? Yes No
 (402) 257-2645 If Yes, is the grantee a 509(a) foundation? Yes No

Email Address _____

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No
10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> Court Decree
11 Was ownership transferred in full? (If No, explain the division.)	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partition
12 Was real estate purchased for same use? (If No, state the intended use.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

Yes No

Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$333,650

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

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

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

18 Address of Property
2326 ROAD L
GUIDE ROCK, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Allen & Linda Woodward
2326 Road L
Guide Rock, NE 68942

18a No address assigned **18b** Vacant land

20 Legal Description (Attach additional pages, if needed.)
1 1 2 9 S1/2SW1/4 11-2-9

21 If agricultural, list total number of acres transferred in this transaction 80.

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

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00

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

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

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

sign here

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

Signature of Grantee or Authorized Representative Allen Woodward Linda Woodward Trustees

Phone Number (402) 257-2645
10/11/2023 Date

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

27 Value of Stamp or Exempt Number \$ Exempt #14

28 Recording Data BK2023 Pg 1939

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

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

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

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 1939

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of Oct A.D., 2023, at 11:23
o'clock A.M. Recorded in Book 2023
on Page 1939
Abbey Havig County Clerk
DN Deputy
10.00
Ind Comp Assessor Carded **QUITCLAIM DEED**

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
\$ Exempt # 4 By DN

Allen & Linda Woodward, herein called the grantor whether one or more, in 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; Dated: October 11th, 2023, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

11 2 9 SI/2SW1/4 11-2-9

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

Dated this 11 day of October 2023.

Allen Woodward
Allen Woodward

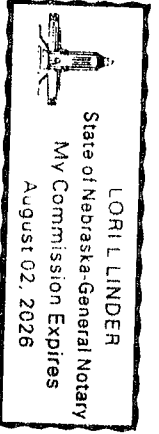
Linda Woodward
Linda Woodward

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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 signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 11 day of October 2023.

Rene R. Ryndler
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1939	10/11/2023	Base: 65-0011					Affiliated:			Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number										
001105400	264	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value				4375	2	9	11	3	00000	1	000	6118		
Land	Improvements	Total		Date of Sale Property Classification Code										
167,100	166,550	333,650		Status	Property Type	Zoning	Location	City Size	Parcel Size					
				Irrigation Type:	A) 1	B) 05	C) 5	D) 3	E) 0	F) 9				
ICG ACREES:				ICG VALUE:				ACRES:					VALUE:	
IRRIGATED	1A1			GRASSLAND				1G1	5.000		7,000			
	1A							1G	3.000		4,200			
	2A1							2G1	3.000		4,200			
	2A							2G						
	3A1							3G1						
	3A							3G						
	4A1							4G1	19.000		19,000			
	4A							4G						
DRYLAND				Shelterbelt/Timber										
	1D	28.000		Accretion										
	2D1			Waste										
	2D	6.000		Other										
	3D1			AG LAND TOTAL				77.000		142,100				
	3D			Roads				2.000						
	4D1			Farm Sites										
	4D	13.000		Home Sites				1.000		25,000				
					Recreation									
					Other									
Dwellings								166,550						
Outbuildings								Non-AG TOTAL		3.000		25,000		

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER LAND TO TRUST

Comments from
001105400

Comments:

14355

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

265

FORM 521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 11 Yr. 2023	Mo. 10 Day 11 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Allen & Linda Woodward Street or Other Mailing Address 2326 Road L		Grantee's Name (Buyer) The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 Street or Other Mailing Address 2326 Road L	
City Guide Rock	State NE	City Guide Rock	State NE
Phone Number (402) 257-2645	Zip Code 68942	City Guide Rock	State NE
Email Address		Phone Number (402) 257-2645	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOIL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No
11 Was ownership transferred in full? (If No, explain the division.)	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Other
<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Easement	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Easement	<input type="checkbox"/> Exchange	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child		<input type="checkbox"/> Spouse	<input type="checkbox"/> Spouse	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Other			<input type="checkbox"/> Other		<input type="checkbox"/> Other (Explain)		<input type="checkbox"/> Trustee to Beneficiary

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

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other

Brothers and Sisters Grandparents and Grandchild Spouse Other

Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? \$154,750

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

14-2-9 Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 79.88

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list. (See Instructions))

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

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

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

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

Allen Woodward Linda Woodward

sign here

Printer Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Trustees

Phone Number (402) 257-2645

Date 10/11/2023

26 Date Deed Recorded

Mo. 10 Day 23 Yr. 23

27 Value of Stamp or Exempt Number

\$ Exempt # 4

28 Recording Data

BK 2023, Pg 1940

Register of Deed's Use Only

For Dept Use Only

Nebraska Department of Revenue

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

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

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

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 1940

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Oct A.D., 2023, at 11:23 o'clock AM, Recorded in Book 2023 on Page 1940

Abbey Hering County Clerk
AD Deputy

Ind 10.00 Comp Assessor Carded

QUITCLAIM DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
\$ Exempt # 4 By AA

Allen & Linda Woodward, herein called the grantor whether one or more, in 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; Dated: October 11th, 2023, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

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

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

Dated this 11 day of October 2023.

Allen Woodward
Allen Woodward

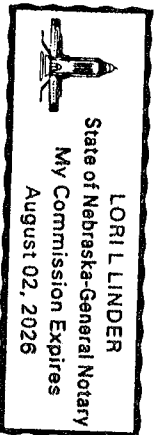
Linda Woodward
Linda Woodward

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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 signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 11 day of October 2023.

Rene R. Snyder
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	1940	10/11/2023	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
001106500	265	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4375	2	9	14	2	00000	1	000	6125	
Land	Improvements	Total		Date of Sale Property Classification Code									
138,495	16,255	154,750		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG ACRES: VALUE:				LCG ACRES: VALUE:				LCG ACRES: VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1			9.730				13,620	
	1A				1G			5.600				7,840	
	2A1				2G1			1.400				1,960	
	2A				2G								
	3A1				3G1								
	3A				3G								
	4A1				4G1								
	4A				4G								
DRYLAND	1D1			Shelterbelt/Timber									
	1D	10.200		Acreehon									
	2D1			Waste				8.950				2,505	
	2D	10.700		Other									
	2D1												
	3D1			AG LAND TOTAL				75.880				124,655	
	3D			Roads				3.000					
	4D1			Farm Sites				1.000				13,840	
	4D	29.300		Home Sites									
				Recreation									
				Other									
Dwellings				Non-AG TOTAL				4.000				13,840	
Outbuildings			16,255										

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

Assessor Comments and Reason for Adjustment: QCD ; TRANSFER LAND TO TRUST

Comments from 001106500 Comments:

(Continue on back)

1155

Real Estate Transfer Statement

ale

FORM
521

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

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

1 County Name _____ 2 County Number WEBSTER - 91 3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 2023 4 Date of Deed Mo. 10 Day 11 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) **Allen & Linda Woodward**
Street or Other Mailing Address **2326 Road L**
City **Guide Rock** State **NE** Zip Code **68942**

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) **The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023**
Street or Other Mailing Address **2326 Road L**
City **Guide Rock** State **NE** Zip Code **68942**

Phone Number **(402) 257-2645** Is the grantee a 501(c)(3) organization? Yes No
 Phone Number **(402) 257-2645** If Yes, is the grantee a 509(a) foundation? Yes No
 Email Address _____

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
<input type="checkbox"/> Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
<input type="checkbox"/> Single Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Recreational
<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Recreational
<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Recreational
<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff
<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

14 What is the current market value of the real property?
\$519,340

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

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

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

18 Address of Property
2276 Road L
Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Allen & Linda Woodward
2326 Road L
Guide Rock, NE 68942

20 Legal Description (Attach additional pages, if needed.)
10 2 9 SE1/4NW1/4 & S1/2NE1/4 & NE1/4SW1/4 & SE1/4 10-2-9

21 If agricultural, list total number of acres transferred in this transaction 320.66

22 Total purchase price, including any liabilities assumed

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Allen Woodward
Linda Woodward

Print or Type Name of Grantee or Authorized Representative. *Allen Woodward*
 Signature of Grantee or Authorized Representative *Linda Woodward* Title _____
 Trustees (402) 257-2645
 Phone Number *10/11/2023*
 Date

26 Date Deed Recorded No. 10 Day 23 R. 23 27 Value of Stamp or Exempt Number **\$ Exempt #4** 28 Recording Data **BK2023 Pg 194** For Dept. Use Only

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Oct A.D., 2023, at 11:25 o'clock A.M. Recorded in Book 2023 on Page 1941

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
\$ Exempt By QDS

Andrew Trautz County Clerk
DN Deputy
Ind Comp Assessor Carded

QUITCLAIM DEED

Allen & Linda Woodward, herein called the grantor whether one or more, in 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; Dated: October 11th, 2023, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

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

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

Dated this 11 day of October 2023.

Allen Woodward
Allen Woodward

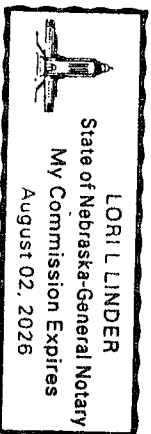
Linda Woodward
Linda Woodward

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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 signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 11 day of October 2023.

Rene B. Buder
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	1941	10/11/2023	Base: 65--0011					Affiliated:					Unified:
Location ID	Sale Number	Useability & Code #	Parcel Number											
001105000	266	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value			4375	2	9	10	0	00000	1	000	6115			
Land	Improvements	Total	Date of Sale Property Classification Code											
519,140	200	519,340	Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 10						
LCG ACREES:			LCG ACREES:			VALUE:								
IRRIGATED	1A1		GRASSLAND	1G1		89.680		125,550						
	1A			1G		76.080		126,295						
	2A1			2G1		41.020		58,215						
	2A			2G										
	3A1			3G1										
	3A			3G		81.930		142,150						
	4A1			4G1										
	4A			4G		14.790		19,965						
DRYLAND	1D1		Shelterbelt/Timber											
	1D	8.690	Accretion			22,595								
	2D1		Waste											
	2D	2.490	Other			5,690								
	3D1		AG LAND TOTAL			317.650		505,300						
	3D		Roads			2.010								
	4D1		Farm Sites			1.000		13,840						
	4D	2.970	Home Sites											
			Recreation											
Dwellings			Other											
Outbuildings		200	Non-AG TOTAL			3.010		13,840						

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER LAND INTO TRUST

Comments from
001105000

Comments:

(Continue on back)

161335

Real Estate Transfer Statement

267

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 11 Yr. 2023	Mo. 10 Day 11 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Allen & Linda Woodward Street or Other Mailing Address 2326 Road L City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2645		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 Street or Other Mailing Address 2326 Road L City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2645 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address	

7 Property Classification Number: Check one box in categories A and B. Check C if property is also a mobile home.	(A) Status	(B) Property Type	(C)
	<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	<input type="checkbox"/> Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller?	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other
14 What is the current market value of the real property?	\$154,190	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property	17-2-9 Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent	Allen & Linda Woodward 2326 Road L Guide Rock, NE 68942
18a	<input type="checkbox"/> No address assigned	18b	<input type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.)	17 2 9 E1/2SW1/4 17-2-9		

21 If agricultural, list total number of acres transferred in this transaction _____ 80 _____.

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

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 0.00

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

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

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

Allen Woodward
Linda Woodward

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

Allen Woodward
Linda Woodward

Trustees

(402) 257-2645
Phone Number
10/11/2023
Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 10 Day 23 Yr. 23	\$ Exempt # 4	BK 2023 R 1942	

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

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

State of Nebraska }
County of Webster }

Entered on the

BOOK 2023 PAGE 1942

numerical index and filed for record in the
Clerk's office of said county this 23 day
of Oct A.D., 20 23 at 11:27
o'clock AM. Recorded in Book 2023
on Page 1942
Abbey King County Clerk
ID. no. 8 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
\$ 5.00 BY AK

QUITCLAIM DEED

Allen & Linda Woodward, herein called the grantor whether one or more, in 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; Dated: October 11th, 2023, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

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

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

Dated this 11 day of October 2023.

Allen Woodward
Allen Woodward

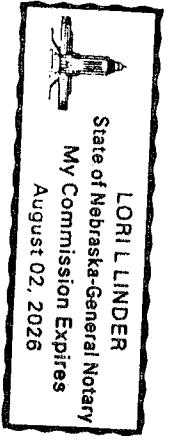
Linda Woodward
Linda Woodward

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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 signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 11 day of October 2023.

Kevin J. Brader
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
91	2023	1942	10/11/2023	Base: 65-0011	Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #	Parcel Number								
001108000	267	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4375	2	9	17	3	00000	1	000	1335
Land	Improvements	Total	Date of Sale Property Classification Code								
154, 190		154, 190	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG ACREES: VALUE:			LCG ACREES: VALUE:			LCG ACREES: VALUE:					
IRRIGATED	1A1		GRASSLAND			1G1					
	1A					1G		3,000 4,200			
	2A1					2G1					
	2A					2G		36,000 50,400			
	3A1					3G1					
	3A					3G					
	4A1					4G1					
	4A					4G					
DRYLAND	1D1		Shelterbelt/Timber								
	1D	26,000	Accretion								
	2D1		Waste								
	2D	14,000	Other								
	3D1		AG LAND TOTAL					79,000 154,190			
	3D		Roads					1,000			
	4D1		Farm Sites								
	4D		Home Sites								
			Recreation								
			Other								
Dwellings			Non-AG TOTAL					1,000			
Outbuildings											

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER LAND INTO TRUST

Comments from
001108000

Comments:

(Continue on back)

11250

Real Estate Transfer Statement

268

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 11 Yr. 2023	Mo. 10 Day 11 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Allen & Linda Woodward Street or Other Mailing Address 2326 Road L		Grantee's Name (Buyer) The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 Street or Other Mailing Address 2326 Road L	
City	State	City	State
Guide Rock	NE	Guide Rock	NE
Zip Code	Zip Code	Zip Code	Zip Code
68942	68942	68942	68942
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization?
(402) 257-2645		(402) 257-2645	If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interest-Nonproducing
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interest-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease
<input type="checkbox"/> Buyer	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.
<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Quit Claim
10 Type of Transfer	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Sheriff
<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Warranty
<input type="checkbox"/> Exchange	<input type="checkbox"/> Gift	<input type="checkbox"/> Other _____
11 Was ownership transferred in full? (If No, explain the division.)	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Partition	<input type="checkbox"/> Sale
	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____
	12 Was real estate purchased for same use? (If No, state the intended use.)	
	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Spouse
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child
		<input type="checkbox"/> Step-parent and Step-child
14 What is the current market value of the real property? \$279,210	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
	<input type="checkbox"/> Yes	
	<input checked="" type="checkbox"/> No	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should Be Sent	
14-2-9 Guide Rock, NE 68942	Allen & Linda Woodward 2326 Road L Guide Rock, NE 68942	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.)		
14 2 9 NE 1/4 14-2-9		

21 If agricultural, list total number of acres transferred in this transaction 162.8

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

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list. (see instructions) \$ 0.00

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

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

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

Allen Woodward Linda Woodward
Trustees

Print or Type Name of Grantor or Authorized Representative
Signature of Grantee or Authorized Representative

here sign here

(402) 257-2645
Phone Number 10/11/2023
Date

26 Date Deed Recorded

Mo. 10 Day 23 Yr. 23

27 Value of Stamp or Exempt Number

\$ Exempt # 4

28 Recording Data

BK023 Pg 1943

Register of Deeds Use Only

For Dept Use Only

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

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

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 1943

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of Oct A.D., 2023, at 11:29
o'clock A.M. Recorded in Book 2023
on Page 1943

Abigail Harris County Clerk
JD Deputy

Ind Comp Assessor Carded

QUITCLAIM DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
\$ Example #143 By JD

Allen & Linda Woodward, herein called the grantor whether one or more, in 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, Dated: October 11th, 2023, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

1429 NEI/4 14-2-9

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

Dated this 11 day of October 2023.

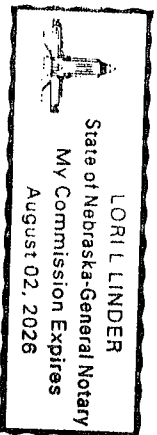
Allen Woodward
Allen Woodward

Linda Woodward
Linda Woodward

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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 signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 11 day of October 2023.



Lori Linder
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
91	2023	1943	10/11/2023	Base: 65-0011	Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
001106400	268	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4375	2	9	14	1	00000	1	000	1250
Land	Improvements	Total	Date of Sale Property Classification Code								
279,210		279,210	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1	43.810	61,335						
1A			1G	11.700	16,380						
2A1			2G1	16.200	22,680						
2A			2G								
3A1			3G1								
3A			3G								
4A1			4G1								
4A			4G								
DRYLAND 1D1	8.500	22,100	Shelterbelt/Timber								
1D	19.600	50,960	Accretion								
2D1	1.200	3,120	Waste	8.890	2,490						
2D	31.200	71,290	Other								
3D1			AG LAND TOTAL	158.800	279,210						
3D			Roads	4.000							
4D1	7.000	11,410	Farm Sites								
4D	10.700	17,445	Home Sites								
			Recreation								
			Other								
Dwellings			Non-AG TOTAL	4.000							
Outbuildings											

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER LAND INTO TRUST

Comments from
001106400

Comments:

(Continue on back)

10/11/20

Real Estate Transfer Statement

269

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 11 Yr. 2023	Mo. 10 Day 11 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Allen & Linda Woodward Street or Other Mailing Address 2326 Road L	Grantee's Name (Buyer) The Allen & Linda Woodward Family Trust, Dtd: 10/11/2023 Street or Other Mailing Address 2326 Road L		
City Guide Rock	State NE	Zip Code 68942	City Guide Rock
Phone Number (402) 257-2645		Phone Number (402) 257-2645	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trust/Beneficiary	<input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death

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

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

Yes No No Yes

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

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

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

\$115,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

15-2-9
Guide Rock, NE 68942

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

Allen & Linda Woodward
2326 Road L
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

21 If agricultural, list total number of acres transferred in this transaction _____ 80 _____.

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

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____ 0.00

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

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

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

Allen Woodward
Linda Woodward

sign here

Print or Type Name of Grantee or Authorized Representative

Allen Woodward Linda Woodward

Signature of Grantee or Authorized Representative

Title

Trustees

Phone Number (402) 257-2645

Date 10/11/2023

26 Date Deed Recorded

No. 10 Day 23 Yr. 23

27 Value of Stamp or Exempt Number

\$ Exempt #4

28 Recording Data

BR2023, Pg 1944

Register of Deeds Use Only

For Dept Use Only

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

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

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 1944

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Oct A.D., 2023, at 11:30 o'clock & M. Recorded in Book 2023 on Page 1944

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-23
\$ Exempt \$44 BY AL

Abbey Hays County Clerk **QUITCLAIM DEED**

1023 Ind Comp Assessor Carded Deputy

Allen & Linda Woodward, herein called the grantor whether one or more, in 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; Dated: October 11th, 2023, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

15 2 9 NI/2NE1/4 15-2-9

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

Dated this 11 day of October 2023.

Allen Woodward
Allen Woodward

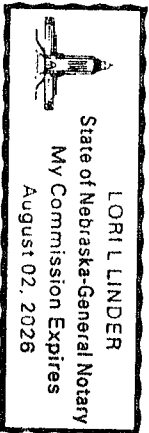
Linda Woodward
Linda Woodward

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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 signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 11 day of October 2023.

Lori Linder
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code												
91	2023	1944	10/11/2023	Base: 65-0011						Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number													
001106800	269	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value			4375	2	9	15	1	00000	1	000	1270					
Land	Improvements	Total	Date of Sale Property Classification Code													
115,000		115,000	Status	Property Type	Zoning	Location	City Size	Parcel Size								
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9								
LCG ACRES: VALUE:			LCG ACRES:			VALUE:										
IRRIGATED	1A1		GRASSLAND	1G1	36.000						50,400					
	1A			1G	5.000						7,000					
	2A1			2G1	30.000						42,000					
	2A			2G												
	3A1			3G1												
	3A			3G												
	4A1			4G1												
	4A			4G												
DRYLAND	1D1		Shelterbelt/Timber													
	1D	6.000		Accretion												
	2D1			Waste												
	2D			Other												
	3D1		AG LAND TOTAL			77.000					115,000					
	3D			Roads	3.000											
	4D1			Farm Sites												
	4D			Home Sites												
				Recreation												
				Other												
Dwellings			Non-AG TOTAL			3.000										
Outbuildings																

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD ; TRANSFER LAND INTO TRUST

Comments from
001106800

Comments:

(Continue on back)

Real Estate Transfer Statement

270

FORM
521

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

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

1 County Name NEBRASKA	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 10 Day 17 Yr. 2023	4 Date of Deed Mo. 10 Day 17 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bradley L. Wulff, Trustee, Bradley L. Wulff Living Trust Street or Other Mailing Address 973 Road 900	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brad L. Wulff and Kathy F. Wulff Street or Other Mailing Address 973 Road 900	City Red Cloud	State NE
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
Phone Number NA	Phone Number NA	Is the grantee a 501(c)(3) organization? If Yes, Is the grantee a 509(c) foundation?	Zip Code 68970
Email Address NA	Email Address NA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Essement	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Distribution	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) Trust Dissolution
----------------------------------	-----------------------------------	-------------------------------	--------------------------------------	---------------------------------------	----------------------------------	-------------------------------------	---	---

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

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

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

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

14 What is the current market value of the real property?
\$194,220

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	\$ _____ %
------------------------------	--	------------

16 Does this conveyance divide a current parcel of land?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

18 Address of Property

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

Same as grantee.

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction **154.9**.

22 Total purchase price, including any liabilities assumed

22	\$	1,00
----	----	------

23 Was non-real property included in the purchase?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
------------------------------	---

23	\$	
24	\$	1,00

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902(5)(a)**.

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

sign here **here**

Print or Type Name of Grantee or Authorized Representative
Matthew D. Baack

Signature of Grantee or Authorized Representative _____ Title _____

Attorney at Law

(402) 834-3300
 Phone Number **10125123**
 Date

26 Date Deed Recorded
Mo. **10** Day **25** Yr. **23**

27 Value of Stamp or Exempt Number
\$ **Exempt #5a**

28 Recording Data
BR2023, Pg 1964

Register of Deed's Use Only

For Dept Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/25/23
\$ Ex05a By AS

Bk 2023, Pg 1964

State of Nebraska }
County of Webster } ss.

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

Andrew Livingston County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

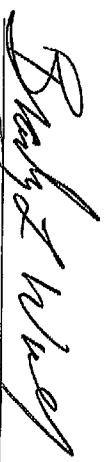
TRUSTEE'S DEED

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

The Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

EXECUTED: October 17, 2023.



Bradley L. Wulf, Trustee, Bradley
L. Wulf Living Trust, *Grantor*

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

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



Notary Public



Matthew D. Baack
Printed Name

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:					
91	2023	1964	10/17/2023	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
001911400	270	4 05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371	2	11	28	0	00000	1	000	8795
Land	Improvements	Total	Date of Sale Property Classification Code								
194, 220		194, 220	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG ACRE: VALUE:			LCG ACRE: VALUE:			LCG ACRE: VALUE:					
IRRIGATED	1A1		GRASSLAND	1G1	46.700				65,380		
	1A			1G							
	2A1			2G1	24.600				34,440		
	2A			2G							
	3A1			3G1	50.000				70,000		
	3A			3G							
	4A1			4G1							
	4A			4G	21.600				21,600		
DRYLAND	1D1			Shelterbelt/Timber							
	1D			Accretion							
	2D1			Waste	10.000				2,800		
	2D			Other							
	3D1		AGLAND TOTAL		152.900				194,220		
	3D			Roads	2.000						
	4D1			Farm Sites							
	4D			Home Sites							
				Recreation							
				Other							
Dwellings											
Outbuildings											
				Non-AG TOTAL	2.000						

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
TRUSTEE'S DEED; DISSOLUTION OF TRUST

Comments from
001911400

Comments:

Real Estate Transfer Statement

271

FORM 521

Good Life, Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name: WEBSTER - 91
2 County Number: 91
3 Date of Sale/Transfer: Mo 10 Day 17 Yr. 2023
4 Date of Deed: Mo 10 Day 17 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print): Brad L. Wulf and Kathy F. Wulf
6 Grantee's Name, Address, and Telephone (Please Print): See attached.
7 Property Classification Number: (A) Status, (B) Property Type, (C)
8 Type of Deed: Unimproved, Single Family, Multi-Family, Commercial, etc.
9 Was transfer part of IRS like-kind exchange?
10 Type of Transfer: Distribution, Gift, etc.
11 Was ownership transferred in full?
12 Was real estate purchased for same use?
13 Was the transfer between relatives?
14 What is the current market value of the real property? \$194,220
15 Was the mortgage assumed?
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company?
18 Address of Property: The Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as grantee.
20 Legal Description: The Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction: 154.9
22 Total purchase price, including any liabilities assumed: \$1,000
23 Was non-real property included in the purchase? Yes \$23, No \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23): 1,000
25 If this transfer is exempt from the documentary stamp tax, list the exemption number: 76-902(4)
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Matthew D. Baack
Print or Type Name of Grantor or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Attorney at Law
Phone Number: (402) 834-3300
Date: 10/15/23
Register of Deeds Use Only
26 Date Deed Recorded: 10/25/23
27 Value of Stamp or Exempt Number: Exempt #4
28 Recording Data: BK2023 Pg 1966
Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantor - Retain a copy of this document for your records.
2023 Oct 25 02:33 PM EX004 Book 2023 Page 1966

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

Name:	Bradley L. Wulf, Trustee, Bradley L. Wulf Trust, and Kathy F. Wulf, Trustee, Kathy F. Wulf Trust
Mailing:	973 Road 900
City, State, Zip:	Red Cloud, NE 68970

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/25/23

\$ Ex004 By AS

BK 2023, Pg 1966

State of Nebraska }
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 02:33
o'clock PM. Recorded in Book 2023
on Pages 1966-1967

Amanda Hoising

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

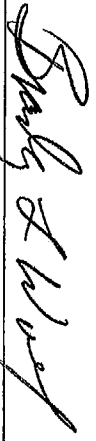
WARRANTY DEED

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

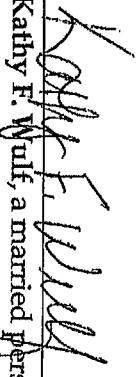
The Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

EXECUTED: October 17, 2023.



Bradley L. Wulf, a married person,
Grantor



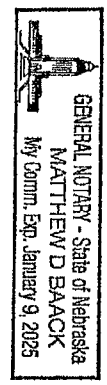
Kathy F. Wulf, a married person,
Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

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



Notary Public



Matthew D. Baack

Printed Name

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code		Unified:					
91		2023	1966	10/17/2023		Base: 91-0002		Affiliated:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001911400		271	4	05	GeoCode	Twn	Ring	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	28	0	00000	1	000	8795
Land	Improvements	Total		Date of Sale Property Classification Code									
194,220		194,220		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED	1A1			GRASSLAND	1G1	46.700		65,380					
	1A				1G								
	2A1				2G1	24.600		34,440					
	2A				2G								
	3A1				3G1	50.000		70,000					
	3A				3G								
	4A1				4G1								
	4A				4G	21.600		21,600					
DRYLAND	1D1			Shelterbelt/Timber									
	1D			Accretion									
	2D1			Waste									
	2D			Other									
	3D1			AG LAND TOTAL		152.900		194,220					
	3D			Roads		2.000							
	4D1			Farm Sites									
	4D			Home Sites									
				Recreation									
	Dwellings			Other									
	Outbuildings			Non-AG TOTAL		2.000							

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD ; TRANSFER TO TRUST

Comments from
001911400

Comments:

(Continue on back)

10685

272

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 completed.

1 County Name Webster	2 County Number 91	3 Date of Seller/Transfer Mo. 10 Day 20 Yr. 2023	4 Date of Deed Mo. 10 Day 19 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffrey D. Kort and Kelsey M. Kort Street or Other Mailing Address 2097 Road 1300 City Blue Hill, NE 68930 State NE Zip Code 68901 Phone Number 402-346-3184 Email Address sschutte@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Seth L. Meadows and Brenda M. Meadows, husband and wife Street or Other Mailing Address 2607 Boyce St. City Hastings State NE Zip Code 68901 Phone Number 402-346-3184 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____		<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031) <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary/relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____		14 What is the current market value of the real property? \$380,000.00	
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Mach1 Realty-Lindsey <input type="checkbox"/> No		18 Address of Property 1287 Road V Blue Hill, NE 68930	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant Land		19 Name and Address of Person to Whom Tax Statement Should be Sent. Seth L. Meadows and Brenda M. Meadows, husband and wife 1287 Road V Blue Hill, NE 68930	

20. Legal Description
A tract of land comprising a part of the Northeast Quarter (NE¼) of Section Thirty-six (36), 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 NE¼; 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.

21 If agricultural, list total number of acres _____	22 Total purchase price, including any liabilities assumed \$ 380,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24 \$ 380,000.00

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

sign here
Seth L. Meadows and Brenda M. Meadows, husband and wife
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Grantee or Authorized Representative
Date
402-346-3184
October 20, 2023

26 Date Deed Recorded Mo. 10 Day 20 Yr. 23	27 Value of Stamp or Exempt Number \$ 855.00	28 Recording Data BR2023, Pg 1968	For Dept. Use Only
---	---	--	---------------------------

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of Oct, A. D., 2023, at 8:35 o'clock A.M. Recorded in Book 2023 on Page 1918-1919
Abigail Harty County Clerk
Leah Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-26-23
\$ 855.00 BY AK

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

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

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

the following described real property in Webster County, Nebraska:

A tract of land comprising a part of the Northeast Quarter (NE¼) of Section Thirty-six (36), 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 NE¼; 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.

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

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that 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 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 whomsoever.

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

Executed this 19th day of October, 2023.

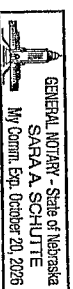
Jeffrey D. Kort
Jeffrey D. Kort

Kelsey M. Kort
Kelsey M. Kort

STATE OF Nebraska
COUNTY OF Harrison

The foregoing instrument was acknowledged before me this 19th day of October, 2023 by
Jeffrey D. Kort and Kelsey M. Kort, husband and wife.

Sara A. Schutte
Notary Public *Sara A. Schutte*



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:		
91	2023	1968	10/20/2023	Base: 91-0074				Affiliated:		
Location ID	Sale Number	Useability & Code #	Parcel Number					Area	Blk	Parcel
002116101	272	1	4131 4 11 36 2 00000					000	0000	
Date of Sale Assessed Value			Date of Sale Property Classification Code							
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size		
45,080	190,400	235,480	A) 1	B) 01	C) 5	D) 3	E) 0	F) 5		
Irrigation Type:			LCG							
ACRES:			LCG			ACRES:			VALUE:	
IRRIGATED	1A1		GRASSLAND			1G1				
	1A					1G				
	2A1					2G1				
	2A					2G				
	3A1					3G1				
	3A					3G				
	4A1					4G1				
	4A					4G				
DRYLAND	1D1		Shelterbelt/Timber							
	1D		Accretion							
	2D1		Waste							
	2D		Other							
	3D1		AG LAND TOTAL							
	3D		Roads			0.500				
	4D1		Farm Sites			1.000	13,840			
	4D		Home Sites			3.000	31,240			
			Recreation							
			Other							
Dwellings		159,325								
Outbuildings		31,075	Non-AG TOTAL			4.500	45,080			

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from
002116101

Comments:

(Continue on back)

Real Estate Transfer Statement

213

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. <u>10</u> Day <u>21</u> Yr. <u>23</u>	Mo. <u>10</u> Day <u>14</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Jenny Barr (formally known as Jenny Wickham) Street or Other Mailing Address 2200 Scarlet Oak Court		Grantee's Name (Buyer) Garrett Wickham Street or Other Mailing Address 125 N Franklin	
City Middleburg	State FL	City Red Cloud	State NE
Zip Code 32068	Zip Code 32068	City Red Cloud	State NE
Phone Number (402) 806-0150	Phone Number (785) 302-1325	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address	Email Address		

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input checked="" type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

14 What is the current market value of the real property? **\$139,875**

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

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

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

18 Address of Property
 125 N Franklin
 Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Garrett Wickham
 125 N Franklin
 Red Cloud, NE 68970

20 Legal Description (Attach additional pages, if needed.)
(8) AND BOOK 7
Lots Five (5), Six (6), Seven (7), Platt's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0

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

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

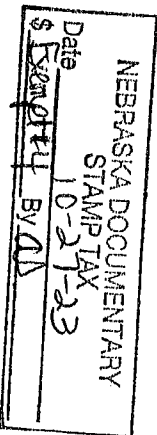
Garrett Wickham
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 (785) 302-1325
 Phone Number
 10-27-23
 Date

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>10</u> Day <u>21</u> Yr. <u>23</u>	\$ <u>Exempt # 4</u>	<u>BR2023, Pg 1991</u>	

State of Nebraska }
County of Webster } ss.

BOOK 2023 PAGE 191

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Oct A.D., 2023 at 11:23 o'clock a. M. Recorded in Book 2023 on Page 191-199a
Alfred Tang County Clerk
16.55 Deputy
Ind Comp Assessor Carded



CORRECTIVE QUITCLAIM DEED

THIS CORRECTIVE QUITCLAIM DEED REPLACES THE QUITCLAIM DEED RECORDED ON THE 5TH DAY OF OCTOBER 2023 AND RECORDED IN BOOK 2023 ON PAGE 1850 OF THE WESTER COUNTY REGISTER OF DEEDS, WEBSTER COUNTY NEBRASKA.

Jenny Barr, formally known as Jenny Wickham (Grantor) whose mailing address is 2200 Scarlet Oak Court, Middleburg, FL 32068 conveys to Garrett Wickham (Grantee) whose mailing address is 125 N Franklin, St, Red Cloud, NE 68970.

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

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

Executed October 14, 2023

Jenny Barr, aka Jenny Wickham
Jenny Barr

STATE OF _____)
COUNTY OF _____) *See Attached*

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

Notary

Acknowledgment by Individual



State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of Oct., 20 23, by means of physical presence or online notarization

Jenny Barr, AKA Jenny Wickham (name of person acknowledging).

- Personally known to me
- Produced Identification

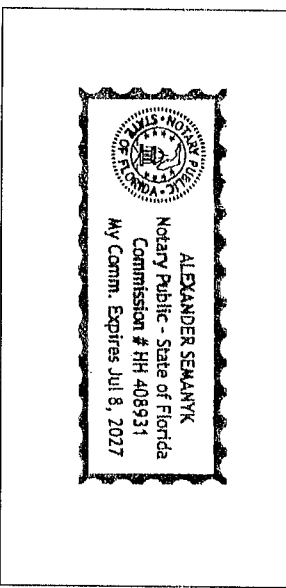
Type of Identification Produced VE Driver License

Notary signature Alexander Semanyk

Notary name (typed or printed) Alexander Semanyk

Title (e.g., Notary Public) Notary Public

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document:

Corrective Quitclaim Deed

Document Date 10/14/2023 Number of Pages 1

Signer(s) Other Than Named Above

Account Number (if applicable)

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code								
91	2023	1991	10/27/2023	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
000166400	273	4	05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		007	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,305	137,570	139,875		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

Residential				Commercial			
Multiple Improvements: _____				Multiple Improvements: _____			
Construction Date: 1990				Construction Date: _____			
Floor: Floor Sq. Ft.: 1,288				Floor Sq. Ft.: _____			
Building Cost New: Cost: 227,315				Cost: _____			
Single Family Style: 101				Commercial Occupancy Code: _____			
(100) <input type="checkbox"/> Mobile Home				Primary: _____ Other1: _____ Other2: _____			
(101) <input checked="" type="checkbox"/> One Story				Commercial Construction Class: _____			
(102) <input type="checkbox"/> Two Story				(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(103) <input type="checkbox"/> Split Level				(2) <input type="checkbox"/> Reinforced Concrete Frame			
(104) <input type="checkbox"/> 1 1/2 Story				(3) <input type="checkbox"/> Masonry Bearing Walls			
(111) <input type="checkbox"/> Bi-Level				(4) <input type="checkbox"/> Wood or Steel Framed Ext Walls			
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls			
Townhouse or Duplex Style:				Residential Quality: 30			
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent			
(305) <input type="checkbox"/> Two Story Duplex							

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

Assessor Comments and Reason for Adjustment:

CORRECTIVE QCD ; TRANSFER FROM EX-SPOUSE

Comments from 000166400

Comments:

(Continue on back)

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

2714

FORM
521

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 19 Yr. 2023	Mo. 10 Day 19 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Estate of Ted E. Delka, Deceased Street or Other Mailing Address 703 Road 1625		Grantee's Name (Buyer) Edith J. Watson, Successor Trustee; Ted E. Delka Rev. Trust Street or Other Mailing Address 703 Road 1625	
City	State	City	State
Red Cloud	NE	Red Cloud	NE
Phone Number (402) 746-4680	Zip Code 68970	Phone Number (402) 746-4680	Zip Code 68970
Is the grantee a 501(c)(3) organization?	Yes	No	No
If Yes, is the grantee a 509(a) foundation?	Yes	No	No
Email Address	NA	Email Address	NA
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> TOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ 12 Was real estate purchased for same use? (If No, state the intended use.)	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle or Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other Revocable Trust <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property?			
\$600			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
100 BLK Nebraska Street Guide Rock, NE		Edith J. Watson, Successor Trustee Ted E. Delka Revocable Trust 703 Road 1625 Red Cloud, NE 68970	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.)			
Lots 5 and 6, Block 15, Vance's Addition, Guide Rock, Webster County, Nebraska.			
21 If agricultural, list total number of acres transferred in this transaction _____ NA _____.			
22 Total purchase price, including any liabilities assumed		22	\$
23 Was non-real property included in the purchase?		23	\$
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number \$ 710-90265)(6)			
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. Edith J. Watson, Successor Trustee; Ted E. Delka Revocable Trust			
Print or Type Name of Grantor or Authorized Representative		(402) 746-4680	
Signature of Grantee or Authorized Representative		Phone Number	
here sign <i>Edith J. Watson</i>		10/19/23	
Title		Date	
Grantee			
26 Date Deed Recorded			
Mo. 10 Day 30 Yr. 23			
27 Value of Stamp or Exempt Number			
\$ Example # 50			
28 Recording Data			
BK 2023 Pg 1999			
Register of Deed's Use Only			For Dept Use Only

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Oct A.D., 2023, at 10:47 o'clock A.M. Recorded in Book 2023 on Page 1999
Arday Hanz County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-30-23
\$ Exempt # 50 By GIS

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

EDITH J. WATSON and LEONARD D. DELKA, Co-Personal Representatives of the Estate of TED E. DELKA, Deceased, GRANTORS, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, convey to GRANTEE, EDITH J. WATSON, SUCCESSOR TRUSTEE; TED E. DELKA REVOCABLE TRUST, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

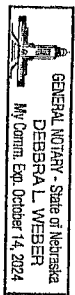
Lots 5 and 6, Block 15, Vance's Addition to the Village of Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

subject to easements, reservations, covenants and restrictions of record.
GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS have legal power and lawful authority to convey the same.

Executed Arday 19TH, 2023.
Edith J. Watson
EDITH J. WATSON, Co-
Personal Representative of the Estate of Ted E. Delka, Deceased
Leonard D. Delka
LEONARD D. DELKA, Co-
Personal Representative of the Estate of Ted E. Delka, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

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



Debora L. Weber
Notary Public

Real Estate Transfer Statement

275

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91	2 County Number 12	3 Date of Sale/Transfer Mo. 10 Day 30 Yr. 2023	4 Date of Deed Mo. 10 Day 16 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Katherine A Fletcher and Daniel G Grauer Street or Other Mailing Address 8953 Hillview Dr City De Soto State KS Zip Code 66018 Phone Number (913) 481-2323		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Conway Farms, L.L.C. Street or Other Mailing Address 1823 Road 300 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4321 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

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

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle or Niece or Nephew
 Brothers and Sisters
 Grandparents and Grandchild
 Parents and Child
 Spouse
 Step-parent and Step-child
 Self
 Other _____

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

\$173,430

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

Same as Grantee

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

18a No address assigned 18b Vacant land

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

See attached

21 If agricultural, list total number of acres transferred in this transaction **80 +/-**.

22 Total purchase price, including any liabilities assumed	22	\$	283,680.00
23 Was non-real property included in the purchase?	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	283,680.00

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

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

Kory McCracken (402) 746-3613

Print or Type Name of Grantee of Authorized Representative _____ (402) 746-3613

here sign _____ Attorney _____

Signature of Grantee or Authorized Representative _____ Title _____ Date _____

26 Date Deed Recorded Mo. 10 Day 30 Yr. 23	27 Value of Stamp or Exempt Number \$ 639.00	28 Recording Data BK 2023 Pg 2005	For Dept Use Only
--	--	---	-------------------

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	2000	10/30/2023	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #	Parcel Number										
002400200	275	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4247	3	12	5	3	00000	1	000	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
178,640		178,640	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED	1A1		GRASSLAND	1G1									
	1A			1G									
	2A1			2G1									
	2A			2G									
	3A1			3G1									
	3A			3G									
	4A1			4G1									
	4A			4G									
DRYLAND	1D1	1.150		Shelterbelt/Timber									
	1D	53.450		Accretion									
	2D1			Waste									
	2D			Other									
	3D1	0.330											
	3D												
	4D1	8.880		Farm Sites									
	4D	13.160		Home Sites									
				Recreation									
				Other									
Dwellings													
Outbuildings													
			Non-AG TOTAL		2.970								
			AGLAND TOTAL		76.970						178,640		
			Roads		2.970								
			Farm Sites										
			Home Sites										
			Recreation										
			Other										

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from

002400200

Comments:

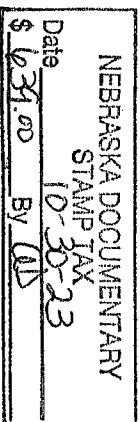
(Continue on back)

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 }
County of Webster }

Entered on the

numerical index and recorded for record in the
Clerk's office of _____ county this 30 day
of Oct 2023, at 12:02
o'clock P.M., recorded in Book 2023
on Page 1 200-201
Abbey Hering County Clerk
Il. eos Deputy
Ind _____ Comp _____ Assessor _____ Carded _____



WARRANTY DEED

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

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.

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

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

Executed October 16, 2023.

Katherine A Fletcher
Katherine A. Fletcher

William A Fletcher
William Fletcher

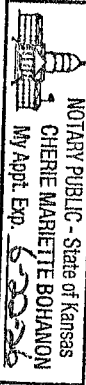
Daniel G Grauer
Daniel G. Grauer

STATE OF KS, COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me on October 12, 2023, by Katherine A. Fletcher and William Fletcher, wife and husband.

Comm. expires 6-22-26

Cherie M. Bohannon
Notary Public



STATE OF Florida, COUNTY OF Pinellas) ss.

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

Comm. expires 11/1/2023

Araceli Martinez
Notary Public



Real Estate Transfer Statement

274

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 10 Day 27 Yr. 23	Mo. 10 Day 27 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Mary Ann Schrawyer Street or Other Mailing Address 1009 N Williams Ave		Grantee's Name (Buyer) Matthew D and Melissa M Schrawyer Street or Other Mailing Address 1114 Hwy 136	
City	State	Zip Code	State
Hastings	NE	68901	NE
Phone Number		City	State
		Red Cloud	NE
Email Address		Phone Number (402) 469-0993	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?
		Email Address	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by Buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary

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
 Niece or Nephew
 Family Corp., Partnership, or LLC
 Self
 Other

Brothers and Sisters
 Grandparents and Grandchild
 Spouse
 Parents and Child
 Step-parent and Step-child

14 What is the current market value of the real property?
 \$1,545

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

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

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

18 Address of Property
 810 N Webster St
 Red Cloud, NE

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed

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


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

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

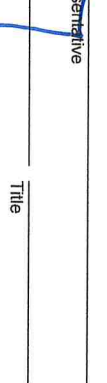
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a

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

Print or Type Name of Grantee or Authorized Representative
 Kory McCracken

Signature of Grantee or Authorized Representative


Print or Type Name of Grantor or Authorized Representative
 here

Signature of Grantor or Authorized Representative


Attorney

(402) 746-3613
 Phone Number
 10/30/23
 Date

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

28 Recording Date

29 For Dept. Use Only

Mo. 10 Day 30 Yr. 23 \$ Exempt # 5a BK2023R 2002

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code	Unified:							
91	2023	2002	10/27/2023	Base: 91-0002	Affiliated:							
Location ID	Sale Number	Useability & Code #		Parcel Number								
000101000		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Date of Sale Assessed Value			4371			00	0	10005		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
725	820	1,545		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

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

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

Assessor Comments and Reason for Adjustment: _____

BR 2023, PG 2002; TRANSFER BETWEEN PARENT & CHILD

Comments from _____

Comments: _____

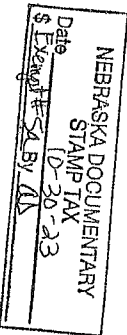
000101000

(Continue on back)

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 }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Oct A. D., 2023, at 12:07
o'clock P. M. Recorded in Book 2023
on Page 2002
Allyson County Clerk
1000 Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

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

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

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

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

Executed October 27, 2023.

Mary Ann Schrawyer
Mary Ann Schrawyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 27, 2023, by Mary Ann Schrawyer, a single person.

Comm. expires 3/27/2026
Mary L Hansen
Notary Public

