

40500

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

277

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	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 02 Yr. 2023	4 Date of Deed Mo. 11 Day 02 Yr. 2023
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kyle J. Bryan and Kelsey Bryan, husband and wife, Street or Other Mailing Address 235 S University Street City Guide Rock State Nebraska Zip Code 68942 Phone Number 402-705-6789 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jodi C. McCleary and Dustin R. McCleary Street or Other Mailing Address 3051 T Road City Lebanon State Kansas Zip Code 66952-6591 Phone Number 402-746-3872 Email Address NA	
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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"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

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 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<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 to 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?
85,000

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 GTA/Keller Williams

18 Address of Property
233 North Franklin Street
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jodi C. & Dustin R. McCleary
233 North Franklin Street
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 Six (6), and the East Half (E1/2) of vacated alley abutting said Lots Five (5), Six (6), Seven (7) and Eight (8), Block Six (6), 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	\$ 85,000.00
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)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 85,000.00

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

Print or Type Name of Grantee or Authorized Representative: Jennifer M Jensen
 Signature of Grantee or Authorized Representative: *Jennifer M Jensen*
 Title: Closing/Title Agent
 Phone Number: 402-879-4341
 Date: 11-2-2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 2 Yr. 23	27 Value of Stamp or Exempt Number \$ 191.25	28 Recording Data BK2023 Pg 2012

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/02/23
\$ 191.25 By AS

Bk 2023, Pg 2012

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 02 day of November A.D., 2023, at 10:51 o'clock AM. Recorded in Book 2023 on Page 2012

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

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

JOINT TENANCY WARRANTY DEED

KYLE J. BRYAN and KELSEY BRYAN, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEEES, JODI C. MCCLEARY and DUSTIN R. MCCLEARY, wife and husband, convey to GRANTEEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Six (6), and the East Half (E1/2) of vacated alley abutting said Lots Five (5), Six (6), Seven (7) and Eight (8), Block Six (6), Platt's Addition to Red Cloud, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEEES that GRANTORS:

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

Executed the 2nd day of November 2023.

Kyle J. Bryan

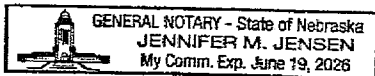
Kyle J. Bryan

Kelsey N. Bryan

Kelsey Bryan

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Kyle J. Bryan and Kelsey Bryan, husband and wife, on the 2nd day of November 2023.



(SEAL)

Jennifer M. Jensen

Public Notary Signature
Jennifer M. Jensen

Print Name
My Commission Expires: 6-19-2026

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2012	11/2/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000166100		277		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491				00	0	10105		006	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,305		64,550		66,855		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. :	Multiple Improvements. :
Construction Date:	Construction Date : 1968	Construction Date :
Floor:	Floor Sq. Ft. : 1,040	Floor Sq. Ft. :
Building Cost New:	Cost : 145,060	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: 20	(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 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:	
JTWD	
Comments from	Comments:
000166100	
(Continue on back)	

Real Estate Transfer Statement

278

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	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 02 Yr. 2023	4 Date of Deed Mo. 11 Day 02 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jill M. Ping and Matthew Ping, wife and husband, Street or Other Mailing Address 606 Road 2000 City Guide Rock State Nebraska Zip Code 68942		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kyle Bryan and Kelsey Bryan Street or Other Mailing Address 233 N Franklin Street City Red Cloud State Nebraska Zip Code 68970	
Phone Number (402)975-7500	Phone Number (402)705-6788	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address jillmarie2214@gmail.com	Email Address NA		

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> TOLL	<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"/> Mobile Home
	<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 type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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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

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	--	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 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 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"/> 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 _____
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14 What is the current market value of the real property?
140,000-

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 Keller Williams No

18 Address of Property
235 S University Street
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kyle & Kelsey Bryan
235 S University Street
Guide Rock, NE 68942

20 Legal Description (Attach additional pages, if needed.)
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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

22 Total purchase price, including any liabilities assumed	22	\$	140,000.00
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	\$	140,000.00

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

Jennifer M Jensen
Print or Type Name of Grantee or Authorized Representative

Jennifer M Jensen
Signature of Grantee or Authorized Representative

Closing Title Agent
Title

402-879-4341
Phone Number

11-2-2023
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 2 Yr. 23	27 Value of Stamp or Exempt Number \$ 315.00	28 Recording Data BK 2023 Pg 2028

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

EXHIBIT "A"

Lots Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8); Lot Sixteen (16), the North one-half of Lot Seventeen (17) and the South 140 feet of Lot Fifteen (15), all in Block One (1), Vance's Second Addition to Guide Rock, EXCEPT tract conveyed to the United States of America described as follows: Lot Six (6) and part of Lot Five (5) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all in the Northeast Quarter (NE1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying in the closed course more particularly described as follows: Beginning at a point on the South line of said quarter section, which point bears north 89°20' West 55.0 feet from the East Quarter corner of said section and proceeding North 89°20' West 680.0 feet along said South line to a point; thence North 00°40' East 150.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 110.0 feet to the point of beginning AND EXCEPT The North Half (N1/2) of Lot Seventeen (17) and parts of Lots Sixteen (16) and Fifteen (15) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all lying in the Northeast Quarter (NE1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying within the closed course more particularly described as follows: Beginning at a point lying within said Quarter section, and which point bears North 82°20' West 821.5 feet from the East Quarter corner of said section and proceeding North 89°40' West 509.0 feet to a point; thence North 00°30' East 388.2 feet to a point; thence North 89°06' East 76.3 feet to a point; thence South 59°31' East 500.0 feet to a point; thence South 00°40' West 138.8 feet to the point of beginning, all in Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/02/23
\$ 315.00 By AS

Bk 2023, Pg 2028

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 02 day of November A.D., 2023, at 11:42 o'clock AM. Recorded in Book 2023 on Pages 2028-2029

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

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

JOINT TENANCY WARRANTY DEED

JILL M. PING and MATTHEW PING, wife and husband, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEES, KYLE BRYAN and KELSEY BRYAN, husband and wife, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8); Lot Sixteen (16), the North one-half of Lot Seventeen (17) and the South 140 feet of Lot Fifteen (15), all in Block One (1), Vance's Second Addition to Guide Rock, EXCEPT tract conveyed to the United States of America described as follows: Lot Six (6) and part of Lot Five (5) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all in the Northeast Quarter (NE1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying in the closed course more particularly described as follows: Beginning at a point on the South line of said quarter section, which point bears north 89°20' West 55.0 feet from the East Quarter corner of said section and proceeding North 89°20' West 680.0 feet along said South line to a point; thence North 00°40' East 150.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 20.0 feet to a point; thence South 89°20' East 100.0 feet to a point; thence South 00°40' West 110.0 feet to the point of beginning AND EXCEPT The North Half (N1/2) of Lot Seventeen (17) and parts of Lots Sixteen (16) and Fifteen (15) of Vance's Second Addition to Guide Rock, Webster County, Nebraska, all lying in the Northeast Quarter (NE1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., and lying within the closed course more particularly described as follows: Beginning at a point lying within said Quarter section, and which point bears North 82°20' West 821.5 feet from the East Quarter corner of said section and proceeding North 89°40' West 509.0 feet to a point; thence North 00°30' East 388.2 feet to a point; thence North 89°06' East 76.3 feet to a point; thence South 59°31' East 500.0 feet to a point; thence South 00°40' West 138.8 feet to the point of beginning, all in Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS:

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

Executed the 1st day of November 2023.

Jill M. Ping

Jill M. Ping

Matthew Ping

Matthew Ping

STATE OF NEBRASKA)
)ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Jill M. Ping and Matthew Ping, wife and husband, on the 1st day of November 2023.



(SEAL)

Jennifer M Jensen
Public Notary Signature
Jennifer M Jensen
Print Name
My Commission Expires: 6-19-2026

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2028	11/2/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000613900		278		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40015		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
18,730		56,110		74,840		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) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1919	Construction Date :
Floor:	Floor Sq. Ft. : 1,512	Floor Sq. Ft. :
Building Cost New:	Cost : 184,270	Cost :
Single Family Style: 104	Residential Condition: 25	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 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 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	(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 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:	
JTWD	
Comments from	Comments:
000613900 000613901 000614400	
(Continue on back)	

60645

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

279

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. 11 Day 3 Yr. 2023	4 Date of Deed Mo. 11 Day 3 Yr. 2023
--------------------------------------	------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L. Simpson, Successor Tr Simpson Family Trust Street or Other Mailing Address 1062 Road F City Red Cloud State NE Zip Code 68970 Phone Number (407) 746-4107 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis Shipman, Tr of Dennis Shipman Rev Liv Tr Street or Other Mailing Address 1518 Heritage Drive City Hastings State NE Zip Code 68901 Phone Number (402) 297-3969 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"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
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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"/> 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 checked="" 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" 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.)
 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 to 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?
\$376,416

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.)
 The Northeast Quarter (NE¼) of Section Twenty-one (21), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska as recorded in Deed Book 29, Page 568 and Book 2013, Page 2725

21 If agricultural, list total number of acres transferred in this transaction **156.84+-**

22 Total purchase price, including any liabilities assumed	22	\$	376,416.00
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	\$	376,416.00

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.

Dennis Shipman, Trustee, Dennis Shipman Rev Liv Trust
 Print or Type Name of Grantee or Authorized Representative

Dennis Shipman Trustee
 Signature of Grantee or Authorized Representative

Grantee
 Title

(402) 297-3969
 Phone Number

11/3/2023
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 3 Yr. 23	27 Value of Stamp or Exempt Number \$ 848.25	28 Recording Data BK 2023 Pg 2045

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2045	11/3/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001009500		279		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	21	1	00000	1	000	0645		
Land		Improvements		Total		Date of Sale Property Classification Code								
215,500				215,500		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	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:	(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:	
TRUSTEE ' S DEED	
Comments from	Comments:
001009500	

(Continue on back)

Real Estate Transfer Statement

280

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. <u>09</u> Day <u>15</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>09</u> Day <u>15</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address See Attached City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kolleen Kay Grams Street or Other Mailing Address P. O. Box 151 City Campbell State NE Zip Code 68932			
Phone Number (402) 756-8109		Phone Number (402) 756-8109		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"/> 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"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<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"/> Mobile Home

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 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<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 checked="" type="checkbox"/> Other (Explain) <u>End Life Estate</u>

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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 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?
\$843,892

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
Kolleen Kay Grams
P. O. Box 151
Campbell, NE 68932

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 274.14

22 Total purchase price, including any liabilities assumed	\$	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)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0

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

Henry C. Schenker

(308) 425-6273

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Attorney

11/5/2023

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>11</u> Day <u>6</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2023, Pg 2051
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Attachment to Nebraska Form 521

5. Grantor's Names/Addresses

SCOT GRAMS and wife Kim Grams (Remainderman)
P. O. Box 1
Campbell, NE 68932

CRISTY G. MULANAX, a married person and resident of the State of Kansas
(Remainderman)
2500 Cheyenne
Liberal, KS 67901

TRICIA D. ESCHLIMAN and husband Alan Eschliman (Remainderman)
441 W. 2nd
Minden, NE 68959

CATHY R. JACOBSEN, a single person (Remainderman)
3124 E. Donner Drive
Phoenix, AZ 85042

CINDY K. ANWILER, a married person and resident of the State of North Dakota
(Remainderman)
505 Lincoln Ave
Pingree, ND 58476

KOLLEEN KAY GRAMS (Life Tenant)
P. O. Box 151
Campbell, NE 68932
(402) 756-8109

20. Legal Description:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Four (4), North,
Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section
Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6th P.M.
in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section
Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6th
P.M. in Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/06/23
\$ Ex05a By AS

Bk 2023, Pg 2051

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 06 day of November A.D., 2023, at 08:48 o'clock AM. Recorded in Book 2023 on Pages 2051-2053



County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

When recording is completed return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

SCOT GRAMS and wife Kim Grams; CRISTY G. MULANAX, a married person and resident of the State of Kansas; TRICIA D. ESCHLIMAN and husband Alan Eschliman; CATHY R. JACOBSEN, a single person; CINDY K. ANWILER, a married person and resident of the State of North Dakota; and KOLLEEN KAY GRAMS, a single person, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Love and Affection, receipt of which is hereby acknowledged, conveys to

KOLLEEN KAY GRAMS, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;


All that part of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, lying South of the CB&Q Railroad; and

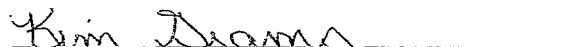
The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor is:

- (1) lawfully seised 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: September 15, 2023.


Scot Grams.


Kim Grams.

Cristy G. Mulanax
Cristy G. Mulanax.

Alan Eschliman
Alan Eschliman.

Cindy K. Anwiler
Cindy K. Anwiler.

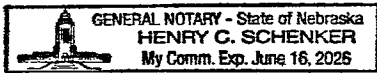
Tricia D. Eschliman
Tricia D. Eschliman.

Cathy R. Jacobsen
Cathy R. Jacobsen.

Kolleen Kay Grams
Kolleen Kay Grams.

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on September 15, 2023 by Scot Grams, husband of Kim Grams.



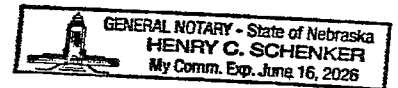
Henry C. Schenker
Notary Public.

STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)
~~FRANKLIN~~

The foregoing instrument was acknowledged before me on November 4, 2023 by Kim Grams, wife of Scot Grams.



Henry C. Schenker
Notary Public.



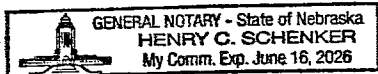
STATE OF KANSAS)
) ss.
COUNTY OF Seward)

The foregoing instrument was acknowledged before me on Oct 4, 2023 by Cristy G. Mulanax, a married person and resident of the State of Kansas.

Leslie Ibarra
Notary Public.

STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

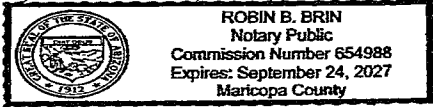
The foregoing instrument was acknowledged before me on November 4, 2023 by Tricia D. Eschliman and husband Alan Eschliman.



Henry C. Schenker
Notary Public.

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)

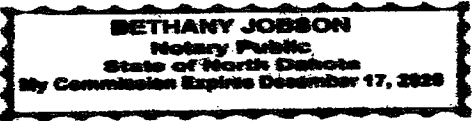
The foregoing instrument was acknowledged before me on September 26, 2023 by Cathy R. Jacobsen, a single person.



Robin B. Brin
Notary Public.

STATE OF North Dakota)
) ss.
COUNTY OF Stutsman)

The foregoing instrument was acknowledged before me on October 20, 2023 by Cindy K. Anwiler, a married person and resident of the State of North Dakota.



Bethany Jobson
Notary Public.

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on September 15, 2023 by Kolleen Kay Grams, a single person.



Henry C. Schenker
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2051	9/15/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002505900		280		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	6	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
624,480				624,480		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		3.760		20,455	GRASSLAND 1G1		34.350		48,090					
1A		20.970		114,075	1G		8.780		12,165					
2A1					2G1		24.420		34,190					
2A		25.900		135,455	2G									
3A1		5.020		25,050	3G1									
3A					3G									
4A1					4G1									
4A					4G		61.550		59,680					
DRYLAND 1D1					Shelterbelt/Timber									
1D		31.180		81,065	Accretion		0.770							
2D1					Waste		5.140		1,910					
2D		30.970		70,765	Other									
3D1					AG LAND TOTAL		266.050		624,480					
3D					Roads		8.090							
4D1		0.320		520	Farm Sites									
4D		12.920		21,060	Home Sites									
					Recreation									
Dwellings					Other									
Outbuildings					Non-AG TOTAL		8.090							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD; END LIFE ESTATE	
Comments from	
002505900 002500800 002501800	
Comments:	

(Continue on back)

Real Estate Transfer Statement

281

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. <u>11</u> Day <u>06</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2023</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy W Alber, PR Estate of Gerald M Alber, Dec'd		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy W Alber, Martin J Alber and Angii Kort	
Street or Other Mailing Address 510 N Wilson St		Street or Other Mailing Address 510 N Wilson St	
City Blue Hill	State NE	Zip Code 68930	City Blue Hill
			State NE
			Zip Code 68930
Phone Number (402) 984-0129	Phone Number (402) 984-0129	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"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
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 checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<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 checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other <u>Estate distribution</u>
		<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?
\$1,393,854

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
**1807 Road S
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 474+-

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	\$	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 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.

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613
Phone Number

11-7-23
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>7</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK 2023 Pg 2055</u>

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

sign here

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The South Half (S $\frac{1}{2}$) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT, A tract of land in the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of said Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th Principal Meridian, Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southwest Quarter of said Section 13 and assuming the south line of said Southwest Quarter as bearing N89°25'48"E and all bearings contained herein are relative thereto; thence N89°25'48"E on said south line a distance of 1129.22 feet to the actual PLACE OF BEGINNING; thence N89°25'48"E continuing on said south line a distance of 488.02 feet; thence N17°21'55"W a distance of 504.6 feet; thence N02°46'07"W a distance of 154.88 feet; thence S83°07'27"W a distance of 332.98 feet; thence S00°03'50"E a distance of 601.29 feet to the place of beginning;

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of Nov A.D., 2023, at 10:07 o'clock A.M. Recorded in Book 2023 on Page 2055
Abhey Hania County Clerk
10/23 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-7-23
\$ Exempt # 15 By AS

**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

Timothy W. Alber, Personal Representative of the Estate of Gerald M. Alber, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, in Case No. PR22-22 , GRANTOR, conveys and releases to Timothy W. Alber, Martin J. Alber, and Angii Kort, GRANTEES, the following estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The South Half (S½) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT, A tract of land in the South Half of the Southwest Quarter (S½SW¼) of said Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th Principal Meridian, Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southwest Quarter of said Section 13 and assuming the south line of said Southwest Quarter as bearing N89°25'48"E and all bearings contained herein are relative thereto; thence N89°25'48"E on said south line a distance of 1129.22 feet to the actual PLACE OF BEGINNING; thence N89°25'48"E continuing on said south line a distance of 488.02 feet; thence N17°21'55"W a distance of 504.6 feet; thence N02°46'07"W a distance of 154.88 feet; thence S83°07'27"W a distance of 332.98 feet; thence S00°03'50"E a distance of 601.29 feet to the place of beginning;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEES are the persons entitled to distributon of the real estate from said estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 6, 2023.

ESTATE OF GERALD M. ALBER, DECEASED.

By: Timothy W. Alber
Timothy W. Alber, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on November 6, 2023, by Timothy W. Alber, Personal Representative of the Estate of Gerald M. Alber, Deceased.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026
Comm. expires 12-2-26

David B. Garwood
David B. Garwood, Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2055	11/6/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001604800	281	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	13	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,057,620	85,145	1,142,765		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	22.590	31,625						
1A				1G	46.030	64,445						
2A1				2G1	18.090	25,325						
2A				2G								
3A1				3G1	14.190	19,865						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	205.580	534,505		Accretion								
2D1	8.910	23,165		Waste								
2D	49.830	113,860		Other								
3D1	64.560	147,520		AG LAND TOTAL	465.650	1,018,780						
3D				Roads	9.600							
4D1	5.720	9,325		Farm Sites	1.000	13,840						
4D	30.150	49,145		Home Sites	1.000	25,000						
				Recreation								
Dwellings		39,420		Other								
Outbuildings		45,725		Non-AG TOTAL	11.600	38,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD	
Comments from	Comments:
001604800 001604900	
(Continue on back)	

69195

Real Estate Transfer Statement

282

• 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 <u>ADAMS - 1</u>	2 County Number <u>ADAMS - 1</u>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>1</u> Yr. <u>23</u>	4 Date of Deed Mo. <u>10</u> Day <u>25</u> Yr. <u>23</u>
-----------------------------------	-------------------------------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas Stitt and Julie D. Stitt Street or Other Mailing Address 1282 Hwy 136 City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam M. Skrdlant and Brianna J. Skrdlant Street or Other Mailing Address 1282 Hwy 136 City Red Cloud State NE Zip Code 68970	
Phone Number (402) 746-4712	Phone Number 402-519-0365	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address N/A	Email Address N/A		

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

(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

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
--	---	---	---	---	--	--------------------------------------

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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 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 to 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?
\$250,000

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 **Roy Montgomery** No

18 Address of Property
1282 Highway 136, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
A tract of land described as commencing at a point on the North right of way line of highway No. 136, 60 rods West of the East line of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; thence North 200 feet, thence East 200 feet, thence South 200 feet, thence West 200 feet to point of beginning.

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

22 Total purchase price, including any liabilities assumed	22	\$	250,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	250,000.00

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.

Adam M. Skrdlant

Print or Type Name of Grantee or Authorized Representative

Adam M. Skrdlant Signature of Grantee or Authorized Representative

Grantee

402 519 0365 Phone Number

11-1-2023 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>562.50</u>	28 Recording Data <u>BK2023 Pg 2058</u>

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2058	11/1/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001917700		282		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	4	00000		000	9195		
Land		Improvements		Total		Date of Sale Property Classification Code								
25,000		199,120		224,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 3					
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				0.920			25,000	
						Recreation								
	Dwellings					Other								
	Outbuildings					175,875								
						23,245								
						Non-AG TOTAL				0.920			25,000	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001917700	

(Continue on back)

67480
67720

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

283

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.

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. 11 Day 3 Yr. 23		4 Date of Deed Mo. 11 Day 3 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L. Simpson Street or Other Mailing Address 1062 Road F City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4107 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gregory L. Simpson Trustee Gregory L. Simpson Revocable L Street or Other Mailing Address 1062 Road F City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4107 Is the grantee a 501(c)(3) organization? Yes <input checked="" 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"/> Email Address NA			

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

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

Buyer Seller No

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other 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? \$850,526

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <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 19

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

Gregory L. Simpson (402) 746-4107
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Trustee 11/3/2023
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 8 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BK 2023, A 2082

County Surveyor's Lot One (1) in the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The East Half of the Southwest Quarter (E1/2SW1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and the Southeast Quarter (SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska,

EXCEPT for 51.84 acres, more or less, taken by the Red Cloud Airport Authority, City of Red Cloud, Nebraska, described as follows: Commencing at the Northeast Corner of said SE1/4 of Section Three (3), thence in a Westerly direction along the North line of said SE1/4 a distance of 330 feet to the point of beginning, thence continuing on a straight line along the last-described course to its point of intersection with the west line of the E1/2SE1/4, thence along a straight line in a Southerly direction along said West line of the E1/2SE1/4 a distance of 1,835 feet, thence in an Easterly direction along a straight line to a point on the East line of said SE1/4, said point being 1,838.9 feet South of the Northeast Quarter Corner of said SE1/4, thence in a Northerly direction along said East line a distance of 1,258.9 feet, thence along a straight line in a Westerly direction 90 degrees 00 minutes left of the last described course a distance of 300 feet, thence in a Northerly direction along a straight to the point of beginning:

EXCEPT for a tract of land in the Southeast Quarter (SE1/4) more particularly described as follows: Beginning at the Southeast Corner of said Section Three (3); thence along the East section line on Azimuth 353 degrees 57 minutes a distance of 623.9 feet to a point; thence on Azimuth 331 degrees 35 minutes a distance of 210.1 feet to a point; thence on Azimuth 267 degrees 37 minutes a distance of 463.7 feet to a point; thence on Azimuth 250 degrees 07 minutes a distance of 78.7 feet to a point; thence on Azimuth 168 degrees 38 minutes a distance of 797.5 feet to a point; thence on Azimuth 87 degrees 37 minutes a distance of 546.5 feet to the point of beginning; said tract containing 10.69 acres, more or less, of which 0.50 acres is existing county road right-of-way, leaving a net of 10.19 acres, more or less, (W.O.L.) subject to a model clear zone easement to the City of Red Cloud as recorded in Book 64, Page 60, all in Section Three (3), Township One (1) North, Range Eleven (11) West, Webster County, Nebraska;

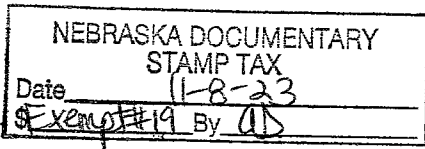
EXCEPT for a tract of land beginning at a point in the North line of the Southeast Quarter (SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said point being Westerly Three Hundred Thirty Feet (330') of the Northeast Corner of the Southeast Quarter (SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M.; thence Easterly in the North line of said Southeast Quarter (SE1/4) a distance of Three Hundred Thirty feet (330') to the Northeast Corner of the Southeast Quarter (SE1/4) of said Section Three (3); thence Southerly in the East line of the Southeast Quarter (SE1/4) of Section Three (3), a distance of Five Hundred Eighty Feet (580') to a point; thence Westerly on a line 90 degrees perpendicular to the East line of the Southeast Quarter (SE1/4) of Section Three (3) a distance of Three Hundred Feet (300') to a point; thence P.M. Northwesterly a distance of Five Hundred Eighty and Eight Hundredths feet (580.8) more or less to the point of beginning; containing Four acres, more or less;

EXCEPT a tract of land located in part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska and more particularly described as follows: Commencing at the East ¼ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E along the east line of the SE1/4, a distance of 1839.01 feet to the Point of Beginning; thence

S03°27'55"E a distance of 31.55 feet; thence S89°37'32"W a distance of 35.29 feet; thence S86°45'47"W a distance of 30.04 feet; thence S89°37'32"W a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle 31°56'53", having a radius of 93.00 feet, and chord bearing N74°24'02"W a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of 31°56'53", having a radius of 107.00 feet, and chord bearing N74°24'02"W a chord distance of 58.89 feet; thence N86°52'25"W a distance of 44.31 feet; thence N89°37'32"E a distance of 637.67 feet to the Point of Beginning. Said tract contains a calculated area of 17954.48 square feet or 0.412 acres more or less.

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 8 day
of Nov A.D., 2023 at 2:31
o'clock PM. Recorded in Book 2023
on Page 2082-2083
Abbej Farig County Clerk
16.00 AS Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

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

County Surveyor's Lot One (1) in the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The East Half of the Southwest Quarter (E1/2SW1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and the Southeast Quarter (SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska,

EXCEPT for 51.84 acres, more or less, taken by the Red Cloud Airport Authority, City of Red Cloud, Nebraska, described as follows: Commencing at the Northeast Corner of said SE1/4 of Section Three (3), thence in a Westerly direction along the North line of said SE1/4 a distance of 330 feet to the point of beginning, thence continuing on a straight line along the last-described course to its point of intersection with the west line of the E1/2SE1/4, thence along a straight line in a Southerly direction along said West line of the E1/2SE1/4 a distance of 1,835 feet, thence in an Easterly direction along a straight line to a point on the East line of said SE1/4, said point being 1,838.9 feet South of the Northeast Quarter Corner of said SE1/4, thence in a Northerly direction along said East line a distance of 1,258.9 feet, thence along a straight line in a Westerly direction 90 degrees 00 minutes left of the last described course a distance of 300 feet, thence in a Northerly direction along a straight to the point of beginning:

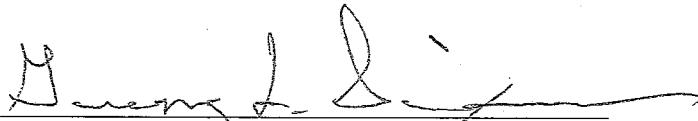
EXCEPT for a tract of land in the Southeast Quarter (SE1/4) more particularly described as follows: Beginning at the Southeast Corner of said Section Three (3); thence along the East section line on Azimuth 353 degrees 57 minutes a distance of 623.9 feet to a point; thence on Azimuth 331 degrees 35 minutes a distance of 210.1 feet to a point; thence on Azimuth 267 degrees 37 minutes a distance of 463.7 feet to a point; thence on Azimuth 250 degrees 07 minutes a distance of 78.7 feet to a point; thence on Azimuth 168 degrees 38 minutes a distance of 797.5 feet to a point; thence on Azimuth 87 degrees 37 minutes a distance of 546.5 feet to the point of beginning; said tract containing 10.69 acres, more or less, of which 0.50 acres is existing county

road right-of-way, leaving a net of 10.19 acres , more or less, (W.O.L.) subject to a model clear zone easement to the City of Red Cloud as recorded in Book 64, Page 60, all in Section Three (3), Township One (1) North, Range Eleven (11) West, Webster County, Nebraska;

EXCEPT for a tract of land beginning at a point in the North line of the Southeast Quarter (SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said point being Westerly Three Hundred Thirty Feet (330') of the Northeast Corner of the Southeast Quarter (SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M.; thence Easterly in the North line of said Southeast Quarter (SE1/4) a distance of Three Hundred Thirty feet (330') to the Northeast Corner of the Southeast Quarter (SE1/4) of said Section Three (3); thence Southerly in the East line of the Southeast Quarter (SE1/4) of Section Three (3), a distance of Five Hundred Eighty Feet (580') to a point; thence Westerly on a line 90 degrees perpendicular to the East line of the Southeast Quarter (SE1/4) of Section Three (3) a distance of Three Hundred Feet (300') to a point; thence P.M. Northwesterly a distance of Five Hundred Eighty and Eight Hundredths feet (580.8) more or less to the point of beginning; containing Four acres, more or less;

EXCEPT a tract of land located in part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska and more particularly described as follows: Commencing at the East ¼ corner of Section 3, Township 1 North, Range 11 West; thence on an assumed bearing of S03°27'55"E along the east line of the SE1/4, a distance of 1839.01 feet to the Point of Beginning; thence S03°27'55"E a distance of 31.55 feet; thence S89°37'32"W a distance of 35.29 feet; thence S86°45'47"W a distance of 30.04 feet; thence S89°37'32"W a distance of 424.02 feet to a point of curvature; thence around a curve in a clockwise direction, having a delta angle 31°56'53", having a radius of 93.00 feet, and chord bearing N74°24'02"W a chord distance of 51.19 feet; thence around a curve in a counter-clockwise direction, having a delta angle of 31°56'53", having a radius of 107.00 feet, and chord bearing N74°24'02"W a chord distance of 58.89 feet; thence N86°52'25"W a distance of 44.31 feet; thence N89°37'32"E a distance of 637.67 feet to the Point of Beginning. Said tract contains a calculated area of 17954.48 square feet or 0.412 acres more or less.

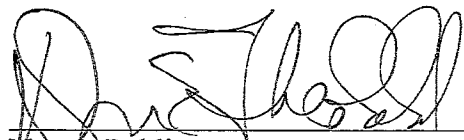
Executed November 3, 2023.



Gregory L. Simpson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 3, 2023 by Gregory L. Simpson, a single person.



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2082	11/3/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001802700	283	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	3	4	00000	1	000	7480
Land	Improvements	Total		Date of Sale Property Classification Code								
744,540		744,540		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	10.160	14,225						
1A	130.300	570,595		1G	3.650	4,950						
2A1				2G1	5.730	8,020						
2A				2G	0.010	15						
3A1				3G1								
3A				3G								
4A1				4G1								
4A	28.070	113,120		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	11.800	30,680		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	191.520	744,540						
3D				Roads	0.570							
4D1				Farm Sites								
4D	1.800	2,935		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	0.570							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO TRUST	
Comments from	Comments:
001802700 001815000	
(Continue on back)	

38750

Real Estate Transfer Statement

284

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. 11 Day 9 Yr. 2023		4 Date of Deed Mo. 11 Day 9 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Samuel Chad Heater and Tori Heater Street or Other Mailing Address N/A City State Zip Code				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joanna Martinelli Street or Other Mailing Address 526 N Franklin St City State Zip Code Red Cloud NE 68970			
Phone Number				Phone Number 402-746-0495		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			

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

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
--	---	---	---	---	--	--------------------------------------

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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 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 to 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?
\$70,000

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 GTA Real Estate Group No

18 Address of Property
526 N Franklin Sreet
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 Nineteen (19), Twenty (20) and Twenty-one (21), Block Three (3), Radcliff'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	\$	70,000.00
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	\$	70,000.00

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.

Joanna Martinelli
Print or Type Name of Grantee or Authorized Representative

Joanna Martinelli
Signature of Grantee or Authorized Representative

402-746-0495
Phone Number

Grantee

11/9/2023
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 9 Yr. 23	27 Value of Stamp or Exempt Number \$ 157.50	28 Recording Data BK 2023, Pg 2086

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

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 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) Board of Education & Land Funds Street or Other Mailing Address 555 north Cotner Blvd. City Lincoln State NE Zip Code 68505 Phone Number (402) 471-4146 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Raised In The Barn, LLC Street or Other Mailing Address 104 W Rush St City Elwood State NE Zip Code 68937 Phone Number (402) 460-7040 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"/> Email Address katy_ann2008@hotmail.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 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"/> Conservator <input checked="" type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
----------------	---	---	---	---	--	---	--------------------------------------

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input checked="" type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <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"/> 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? \$60,000	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property SE 1/4 of the NE 1/4 of Section 16-02N-12W Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent Katy Weissert 104 W Rush St Elwood, NE 68937
---	--

20 Legal Description (Attach additional pages, if needed.)
SE 1/4 of the NE 1/4 of Section 16-02N-12W Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 40

22 Total purchase price, including any liabilities assumed	22	\$	60,000.00
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	\$	60,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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

sign here **Katy Weissert**
Print or Type Name of Grantee or Authorized Representative
Katy Weissert
Signature of Grantee or Authorized Representative

Member
Title
Phone Number (402) 460-7040
Date 11/1/2023

26 Date Deed Recorded Mo. 11 Day 13 Yr. 23		27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2023, Pg 2087	For Dept. Use Only
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STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

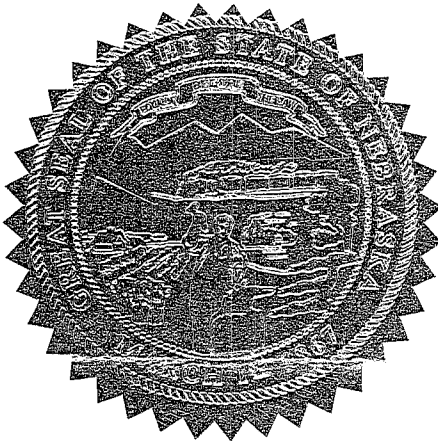
The foregoing instrument was acknowledged before me on October 4, 2023, by Robert B. Evnen, Secretary of State of the State of Nebraska.



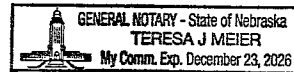
Joni Sailors
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on October 17, by Kelly L. Sudbeck, CEO/Executive Secretary of the Board of Educational Lands and Funds of the State of Nebraska.



Teresa J. Meier
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2087	10/17/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002316701	285	4	06	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	16	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
56,000		56,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	28.000	39,200						
1A				1G	3.000	4,200						
2A1				2G1	9.000	12,600						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	40.000	56,000						
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER FROM NE BOARD OF ED	
Comments from	Comments:
002316701	
(Continue on back)	

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	2089	11/13/2023	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000127900		286	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		013	0000	
Land	Improvements		Total		Date of Sale Property Classification Code								
2,185	39,220		41,405		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:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 924	Floor Sq. Ft. :
Building Cost New:	Cost : 82,545	Cost :
Single Family Style: 101	Residential Condition: 20	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 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 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	(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 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:	
JTWD	
Comments from	Comments:
000127900	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 11 Day 13 Yr. 2023, 4 Date of Deed Mo. 11 Day 13 Yr. 2023, 5 Grantor's Name, Address, and Telephone (Please Print) Raymond N. Burgess and Eleanor E. Burgess, 6 Grantee's Name, Address, and Telephone (Please Print) Tate Schriener and Lonnie Schriener, 7 Property Classification Number, 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, 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, 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.)

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: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt. (C) Mobile Home.

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer, Seller, No. 10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, 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, Brothers and Sisters, Ex-spouse, Family Corp., Partnership, or LLC, Grandparents and Grandchild, Parents and Child, Self, Spouse, Step-parent and Step-child, Other.

14 What is the current market value of the real property? \$32,500. 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 GTA Real Estate Group, No.

18 Address of Property: 905 N Locust St, 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 Nine (9), Ten (10), Eleven (11) and Twelve (12), Block thirteen (13), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed \$ 32,500.00. 23 Was non-real property included in the purchase? Yes, No (If Yes, enter dollar amount and attach itemized list.) \$ 0. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 32,500.00.

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.

Signature block for Tate Schriener, Grantee. Print or Type Name of Grantee or Authorized Representative: Tate Schriener. Signature of Grantee or Authorized Representative: [Signature]. Title: Grantee. Phone Number: 402-746-0409. Date: 11/13/2023.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 11 Day 13 Yr. 23. 27 Value of Stamp or Exempt Number \$ 74.25. 28 Recording Data BK 2023, Pg 2089. For Dept. Use Only.

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

State of Nebraska } ss.
 State of Webster }
 County of Webster }
 Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 13 day
 of NOV A.D., 2023, at 10:55
 o'clock A.M. Recorded in Book 2023
 on Page 2089 Book
 by Albery Burgess County Clerk
 ID. No. 001 Deputy
 Ind. Comp. Assessor Carded
 Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 11-13-23
 \$ 4.25 By AS

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

JOINT TENANCY WARRANTY DEED

Raymond N. Burgess and Eleanor E. Burgess, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tate Schriener and Lonnie Schriener, as joint tenants, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Thirteen (13), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee 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 November 13, 2023.

Raymond N. Burgess by Bradley Burgess, Attorney-in-Fact
 Raymond N. Burgess by Bradley Burgess, his Attorney-in-Fact

Eleanor E. Burgess by Bradley Burgess, Attorney-in-Fact
 Eleanor E. Burgess, by Bradley Burgess, her Attorney-in-Fact

STATE OF NEBRASKA)
) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on November 13, 2023 by Bradley Burgess, as Attorney-in-Fact for Raymond N. Burgess and as Attorney-in-Fact for Eleanor E. Burgess, who are husband and wife.

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

Teresa L. Theobald
 Notary Public

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

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

Grantor's Name (Seller) Riverside Housing, LLC and Clint Shipman
Street or Other Mailing Address 827 N Turner Ave
City Hastings State NE Zip Code 68901
Grantee's Name (Buyer) Van Beber Properties, LLC
Street or Other Mailing Address 707 W 7th Avenue
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-3926
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)

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.)

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? \$275,000
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 Grantee
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) Lots 1 & 2, Block 13, Original Town of Red Cloud, Webster County, Nebraska

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

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$275,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$275,000.00.

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. Merna C. Van Beber, Member, Van Beber Properties, LLC (254) 718-9674

Register of Deed's Use Only 26 Date Deed Recorded Mo. 11 Day 15 Yr. 23 27 Value of Stamp or Exempt Number \$ 618.75 28 Recording Data BK 2023 Pg 2113

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Nov A.D., 2023, at 2:30 o'clock P.M. Recorded in Book 2023 on Page 2113
Abbey Hing County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-15-23
\$ 618.75 By AD

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

WARRANTY DEED

Riverside Housing, LLC, a Nebraska limited liability company, and Clint Shipman, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 1 & 2, Block 13, Original Town of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed November 14, 2023.

Riverside House, LLC, a Nebraska limited liability company

Clint Shipman member
Clint Shipman, Member/Manager

Clint Shipman
Clint Shipman

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on November 14, 2023 by Clint Shipman, Member/Manager of Riverside Housing, LLC, a Nebraska limited liability company, and Clint Shipman, a single person.

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

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2113	11/15/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000106500		287		1		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 :	Multiple Improvements :
Construction Date:	Construction Date :	Construction Date : 1975
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 6,272
Building Cost New:	Cost :	Cost : 689,795
Single Family Style:	Residential Condition:	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:	Residential Quality:	(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:	
WD	
Comments from	Comments:
000106500	

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 17 Yr. 23	4 Date of Deed Mo. 11 Day 16 Yr. 23
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judith L. Graning Street or Other Mailing Address 830 North Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2466 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler L. Olson and Ashley M. Olson Street or Other Mailing Address 845 North Elm Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4443 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address NA	
---	--	--	--

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input checked="" 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

<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"/> 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 checked="" type="checkbox"/> Warranty

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

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<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"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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?
\$12,500

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
838 North Locust Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	12,500.00
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	\$	12,500.00

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.

sign here

Print or Type Name of Grantee or Authorized Representative: Tyler L. Olson

Signature of Grantee or Authorized Representative: *Tyler L. Olson*

Title: Grantee

Phone Number: (402) 746-4443

Date: 11/16/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 17 Yr. 23	27 Value of Stamp or Exempt Number \$ 29.25	28 Recording Data BK2023, Pg 2117

A tract commencing at a point 200 feet North of the Southwest Corner of Block Twenty-three, in Smith & Moore's Addition to Red Cloud, Webster County, Nebraska; thence due East 550 feet; thence due North 100 feet; thence West 550 feet; thence South 100 feet to the place of beginning, containing 1.26 acres

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Nov A.D., 2023, at 2:00 o'clock P.M. Recorded in Book 2023 on Page 2117

Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-17-23
\$ 29.25 By AS

Return to:
Annette Strickland
PO Box 423
Riverton, NE 68972

WARRANTY DEED

Judith L. Graning, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tyler L. Olson and Ashley M. Olson, husband and wife, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract commencing at a point 200 feet North of the Southwest Corner of Block Twenty-three, in Smith & Moore's Addition to Red Cloud, Webster County, Nebraska; thence due East 550 feet; thence due North 100 feet; thence West 550 feet; thence South 100 feet to the place of beginning, containing 1.26 acres.

Grantors covenant, jointly and severally, with Grantee 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 November 16, 2023.

Judith L. Graning
Judith L. Graning

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 16, 2023 by Judith L. Graning, a single person.

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

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2117	11/17/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000134600	288	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		023	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
7,330	2,290	9,620		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) 4			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	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:	(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:	
WD	
Comments from	Comments:
000134600	
(Continue on back)	

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: GRANING, JUDITH

Buyer: OLSON, TYLER L & ASHLEY M

Parcel ID: 000134600

Additional Parcels:

Book: 2023 Page: 2117

Sale Date: 11/17/2023 Price: \$12,500.00

Legal Description: 100' X 550' BLOCK 23 SMITH & MOORE'S ADDITION RED CLOUD

Residential

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

(SELLER/BUYER) What was the total purchase price? \$ 12,500.⁰⁰

(SELLER/BUYER) Were any changes made to the property, either before or after the sale (remodeling, reovations, additions, demolition, etc)? ___ Yes No
If yes, please explain _____

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

(SELLER/BUYER) What influenced your sale/purchase of the property? Adjacent land

(SELLER) ~~How was the sale price set?~~ Circle one: Appraisal, Auction, Comparable, Neighborhood Sales, Mutual Agreement, Set by Seller, or Other
If other, please explain _____

(SELLER) If Appraised, what was the appraised value? \$ N/A

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

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: GRANING, JUDITH

Buyer: OLSON, TYLER L & ASHLEY M

Parcel ID: 000134600

Additional Parcels:

Book: 2023 Page: 2117

Sale Date: 11/17/2023 Price: \$12,500.00

Legal Description: 100' X 550' BLOCK 23 SMITH & MOORE'S ADDITION RED CLOUD

(SELLER/BUYER) Was the sale between family members? ___ Yes No

If yes, please explain _____

(SELLER/BUYER) Was there any association between the buyer and seller? ___ 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? Circle all that apply: Family, Location, Health, Retirement, Land, or Other

If other please explain _____

SELLER) If the property was a rental property and produced income, what rent has been charged for it in each of the past five years? \$ N/A

What expenses have been incurred in each of the past five years? \$ _____

SELLER/BUYER) Was any personal property (appliances, furniture, lawn mower, etc.) included in the sale price? ___ Yes No If yes; What is the dollar value of the personal property? _____ and what kind of personal property was included in the sale price? _____

(SELLER/BUYER) Do you think this property sold for its full market value? Yes ___ No

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

If no, please explain _____

(SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 0 How many bathrooms? 0 What type of heating and cooling? none

(SELLER/BUYER) If there is a basement please describe the finish; flooring, walls, ceiling finish? N/A

(SELLER/BUYER) If this is a Mobile Home: What manufacturer? N/A

Will the mobile home stay at this location? _____

What does the mobile home sit on? Circle one: Pier's, Foundation, Basement, or Cement Slab.

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: GRANING, JUDITH

Buyer: OLSON, TYLER L & ASHLEY M

Parcel ID: 000134600

Additional Parcels:

Book: 2023 Page: 2117

Sale Date: 11/17/2023 Price: \$12,500.00

Legal Description: 100' X 550' BLOCK 23 SMITH & MOORE'S ADDITION RED CLOUD

Signature: _____



Buyer/Seller

(circle one) Phone# _____

(402) 746-4443

Date: _____

11/27/2023

Real Estate Transfer Statement

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

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. <u>11</u> Day <u>21</u> Yr. <u>23</u>		4 Date of Deed Mo. <u>11</u> Day <u>14</u> Yr. <u>23</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lavern D. Meyer and Bernice A. Meyer Street or Other Mailing Address 406 North Sycamore City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3356 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin Kort, Trenton Kort, Charles Toms Street or Other Mailing Address 413 NE Railway Street City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-2565 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			

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

(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> 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"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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?
\$3,200

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
410 N. Sycamore, Blue Hill, Nebraska 68930

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

18a No address assigned 18b Vacant land

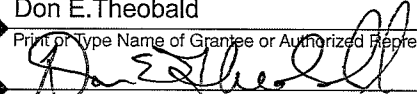
20 Legal Description (Attach additional pages, if needed.)
The East three-fourths (3/4) of Lot One (1), Block Three (3), Buschow's Addition to Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	\$	3,200.00
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)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	3,200.00

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.

Don E. Theobald (402) 746-2774
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 11/14/2023
 Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. <u>11</u> Day <u>21</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$9.00	28 Recording Data BK 2023 Pg 2141	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

BOOK 2023 PAGE 2141

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Nov A.D., 2023, at 9:03 o'clock A.M. Recorded in Book 2023 on Page 2141
Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-21-23
\$ 9.00 By al

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

WARRANTY DEED

LaVern Dale Meyer, also known as La Vern Dale Meyer, and Bernice Anne Meyer, a married couple, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Benjamin Kort, Trenton Kort and Charles Toms, conveys to Grantees, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East three-fourths (3/4) of Lot One (1), Block Three (3),
Buschow's Addition to Blue Hill Webster County, Nebraska

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (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 November 21, 2023

La Vern Dale Meyer
LaVern Dale Meyer

Bernice Anne Meyer
Bernice Anne Meyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

The foregoing instrument was acknowledged before me on November 21, 2023 by LaVern Dale Meyer, also known as La Vern Dale Meyer, and Bernice Anne Meyer, a married couple.

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

Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2141	11/21/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000322400		289		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20025		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4,630				4,630		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 2	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	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:	(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:	
WD	
Comments from	Comments:
000322400	
(Continue on back)	

38690

290

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 - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 23		4 Date of Deed Mo. 10 Day 15 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Laura B Sundling Street or Other Mailing Address 1168 W McKinley Ave City Sunnyvale State CA Zip Code 94086 Phone Number (408) 730-1934 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brent A Sundling Street or Other Mailing Address 529 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4570 Email Address			
				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"/> 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"/> 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"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <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 _____
--	---	--	---	--	---	--------------------------------------

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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	---	--	--	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **termination of Life Estate**

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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"/> Step-parent and Step-child	
	<input checked="" type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child			

14 What is the current market value of the real property?
\$40,200

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
**529 N Cherry 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.)
Lots Four (4), Five (5), and Six (6) and the North two-thirds (N 2/3) of Lot Seven (7), Block Three (3), Radcliff's Addition to the City 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	\$	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.

sign here Print or Type Name of Grantee or Authorized Representative **Kory McCracken** (402) 746-3613
Signature of Grantee or Authorized Representative *[Signature]* Attorney Phone Number
Title Date **11/16/23**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 21 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2023, Pg 2142

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 21 day of Nov A.D., 2023, at 10:33 o'clock AM. Recorded in Book 2023 on Page 2142
Abbey Harris County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-21-23
\$ Exempt By AS

QUITCLAIM DEED

Laura B. Sundling, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Brent A. Sundling, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5), Six (6) and the North two-thirds (N2/3) of Lot Seven (7), Block Three (3), Radcliff's Addition to the City of Red Cloud, Webster County, Nebraska.

THE INTENT OF THIS DEED IS TO TERMINATE THE GRANTOR'S LIFE ESTATE IN SAID REAL ESTATE, WHICH WAS RESERVED IN BOOK 2020, PAGE 656.

Executed 10/15/2023, 2023.

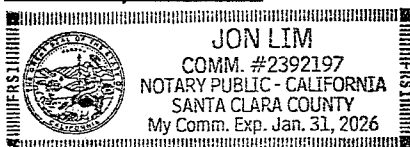
Laura B. Sundling

Laura B. Sundling

STATE OF California, COUNTY OF Santa Clara) ss.

The foregoing instrument was acknowledged before me on October 15, 2023, by and Laura B. Sundling, a single person.

Comm. expires 01/31/2025



Jon Lim
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2142	10/15/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149200		290		4 04		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,005		51,435		53,440		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. :	Multiple Improvements. :
Construction Date:		Construction Date : 1910	Construction Date :
Floor:		Floor Sq. Ft. : 1,065	Floor Sq. Ft. :
Building Cost New:		Cost : 117,200	Cost :
Single Family Style: 104		Residential Condition: 25	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 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 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	(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:	
OCD; DISSOLUTION	
Comments from	Comments:
000149200	

(Continue on back)

291

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 - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>01</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>11</u> Day <u>01</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) MC Nichols & Family, LLC a/k/a Nichols & Family, LLC Street or Other Mailing Address 1013 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7975 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chris Nichols Street or Other Mailing Address 325 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7173 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			

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

(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> 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			

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

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

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

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

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

14 What is the current market value of the real property?
\$16,675

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
**325 N Seward 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

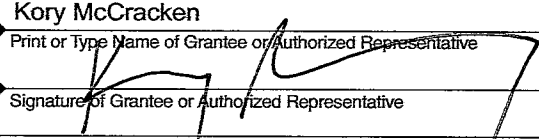
20 Legal Description (Attach additional pages, if needed.)
Lots 6+7, Block 20, Original Town to Red Cloud

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	\$	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 **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.

sign here  _____
 Print or Type Name of Grantee or Authorized Representative **Kory McCracken** Attorney
 Signature of Grantee or Authorized Representative _____ Title
 _____ Phone Number **(402) 746-3613**
 _____ Date **11/16/2023**

26 Date Deed Recorded Mo. <u>11</u> Day <u>21</u> Yr. <u>23</u>		27 Value of Stamp or Exempt Number \$ Exempt # 5b		28 Recording Data BK2023, 2143		For Dept. Use Only	
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Grantee—Retain a copy of this document for your records.

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.)

MC Nichols & Family, LLC

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Myron C. Nichols	Member

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)
Chris Nichols	Child

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 or Grantor Representative

Grantee or Grantee Representative

Attorney

Title

11/16/23

Date

Attorney

Title

11/16/23

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.

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of Nov A.D., 2023, at 10:35
o'clock A.M. Recorded in Book 2023
on Page 2143-2143A
Abbey Hnis County Clerk
ib 0 AB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-21-23
\$ Exempt # Sub By AB

WARRANTY DEED

MC Nichols & Family, LLC a/k/a Nichols & Family, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Chris Nichols, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Due to scrivener's error, MC Nichols & Family, LLC was incorrectly described as Nichols & Family, LLC in the deed filed July 19, 2012, in Book 2012, page 1634. No entity by the name of Nichols & Family, LLC has ever existed in the State of Nebraska.

Executed November 1, 2023.

MC Nichols & Family, LLC

By *Myron C. Nichols*
Myron C. Nichols, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 1, 2023, by Myron C. Nichols, Member, on behalf of MC Nichols & Family, LLC.

Comm. expires 

Kory McCracken
Notary Public

STATEMENT OF AUTHORITY

Pursuant to the Nebraska
Uniform Limited Liability Company Act § 21-127.

1. This Statement of Authority relates to the limited liability company (Company):

MC Nichols & Family, LLC.

2. The street and mailing addresses of the Company's designated office is:

538 N Elm St, Red Cloud, NE 68970.

3. The Member **authorized and required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, or enter transactions on behalf of, or otherwise act for or bind, the Company, without limitation, is:

Myron C. Nichols.

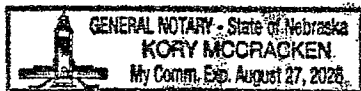
Executed on November 1, 2023.



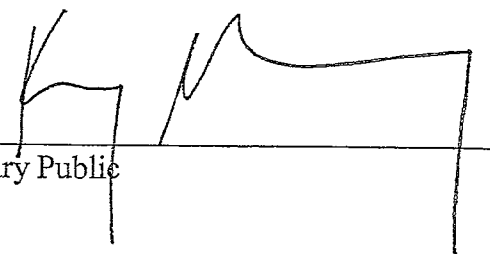
Myron C. Nichols, Sole Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 1, 2023, by Myron C. Nichols, Sole Member, on behalf of MC Nichols & Family, LLC, a Nebraska limited liability company.



Comm. expires _____



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2143	11/1/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000111100	291	4	05	GeoCde	Twn	Rng	Sect	Qrt	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	25,760	26,855		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:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,358	Floor Sq. Ft. :
Building Cost New:	Cost : 136,770	Cost :
Single Family Style: 101	Residential Condition: 20	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 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 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:	
WD ; TRANSFER FROM LLC TO CHILD	
Comments from	Comments:
000111100	
(Continue on back)	

Real Estate Transfer Statement

212

• 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. 11 Day 9 Yr. 23		4 Date of Deed Mo. 11 Day 9 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eric Shepard and Katie Shepard Street or Other Mailing Address 1161 Elly's Way City Slinger State WI Zip Code 53086 Phone Number (402) 309-4712 Email Address ericshp91@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua Kinney Street or Other Mailing Address 3412 P St City Lincoln State NE Zip Code 68503 Phone Number 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"/> 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 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

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
--	---	---	---	--	---	--------------------------------------

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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	--	--	--	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **undivided 1/16th interest**

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

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

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

14 What is the current market value of the real property?
\$1,903

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
**310 West Lancaster St
Blue Hill, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Lisa Kinney
6724 Francis St
Lincoln, NE 68505**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 _____

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

Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney
Signature of Grantee or Authorized Representative Title

11/20/23
Date

26 Date Deed Recorded Mo. 11 Day 21 Yr. 23		27 Value of Stamp or Exempt Number \$ 4.50		28 Recording Data BK 2023 Pg 2144		For Dept. Use Only	
--	--	--	--	---	--	--------------------	--

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

A parcel of land 132' x 135' along the North side of Outlot Eleven (11), Rohrer's Addition to the City of Blue Hill, 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 21 day of Nov A.D., 2023, at 10:38 o'clock AM. Recorded in Book 2023 on Page 2144
Abbey Harig County Clerk
10.02 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-21-23
\$ 4.50 By AS

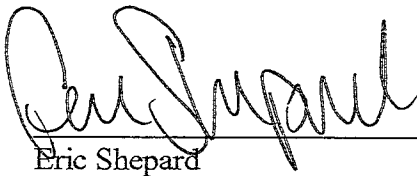
QUITCLAIM DEED

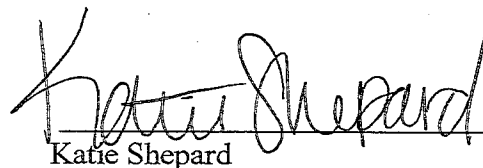
Eric Shepard and Katie Shepard, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Joshua Kinney, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

ALL OF MY UNDIVIDED INTEREST IN:

A parcel of land 132' x 135' along the North side of Outlot Eleven (11), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

Executed November 9, 2023.

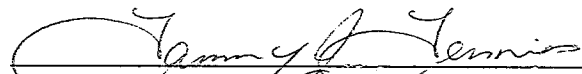

Eric Shepard


Katie Shepard

STATE OF WISCONSIN, COUNTY OF Washington ss.

The foregoing instrument was acknowledged before me on November 9, 2023, by Eric Shepard and Katie Shepard, husband and wife.

Comm. expires 11/14/2026


Notary Public
Tammy J Tennies

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2023	2144	11/9/2023	Base: 91-0074		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000318900		292		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4133			00	0	20010		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
5,805		24,645		30,450		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
						Residential				Commercial					
Multiple Improvements:						Multiple Improvements :				Multiple Improvements :					
Construction Date:						Construction Date : 1975				Construction Date :					
Floor:						Floor Sq. Ft. : 792				Floor Sq. Ft. :					
Building Cost New:						Cost : 69,255				Cost :					
Single Family Style: 101						Residential Condition: 20				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 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 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				(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 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:															
OCD; TRANSFER BETWEEN BROTHER & SISTER, A 1/16TH INTEREST															
Comments from						Comments:									
000318900															

(Continue on back)

Real Estate Transfer Statement

293

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. <u>11</u> Day <u>10</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>11</u> Day <u>10</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Raised In The Barn, LLC Street or Other Mailing Address 104 W Rush St City Elwood State NE Zip Code 68937				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson P Trambly and Kelly E. Trambly Street or Other Mailing Address 1314 Road 100 City Campbell State NE Zip Code 68932			
Phone Number		Phone Number (402) 746-4485		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"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<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"/> Mobile Home

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

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

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<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 checked="" type="checkbox"/> Other (Explain) <u>clear title</u>

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 to 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?
\$234

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 108.42

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 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.

Teresa Theobald

(402) 746-2246

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Teresa Theobald

Title Agent

Title

Phone Number

11/10/2023

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>21</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BL 2023, Pg 2153	

A tract of land located in the Southeast Quarter (SE1/4) and Northeast Quarter (NE1/4) of Section 16, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of said Section 16, this being the point of beginning; thence S88°35'00"W, on the South line of said Southeast Quarter (SE1/4) a distance of 2037.00 feet; thence N01°01'46"E, a distance of 1116.00 feet; thence S83°51'25"E, a distance of 60.00 feet; thence N00°38'31"E, a distance of 1082.00 feet; thence N86°56'45"E, a distance of 1088.00 feet; thence N01°04'29"W, a distance of 418.00 feet to the North line of said Southeast Quarter (SE1/4); thence N01°20'26"E, a distance of 53.00 feet; thence N89°25'00"E, a distance of 828.00 feet to the East line of the Northeast Quarter (NE1/4) of said Section 16; thence S00°47'09"E, on said East line, a distance of 42.00 feet to the Northeast corner of the Southeast Quarter (SE1/4) of said Section 16; thence S00°47'09"E, on the East line of said Southeast Quarter (SE1/4), a distance of 2636.54 feet to the point of beginning, subject to county road right-of-way.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Nov A.D., 2023, at 2:39 o'clock P M. Recorded in Book 2023 on Page 2153
Abbey Harig County Clerk
10.00 LO Deputy
Ind. Comp. Assessor Carded.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-21-23
\$ Exempt # 4 By LO

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

QUITCLAIM DEED

Raised In The Barn, LLC, a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Nelson P. Trambly and Kelly E. Trambly, husband and wife, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE1/4) and Northeast Quarter (NE1/4) of Section 16, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of said Section 16, this being the point of beginning; thence S88°35'00"W, on the South line of said Southeast Quarter (SE1/4) a distance of 2037.00 feet; thence N01°01'46"E, a distance of 1116.00 feet; thence S83°51'25"E, a distance of 60.00 feet; thence N00°38'31"E, a distance of 1082.00 feet; thence N86°56'45"E, a distance of 1088.00 feet; thence N01°04'29"W, a distance of 418.00 feet to the North line of said Southeast Quarter (SE1/4); thence N01°20'26"E, a distance of 53.00 feet; thence N89°25'00"E, a distance of 828.00 feet to the East line of the Northeast Quarter (NE1/4) of said Section 16; thence S00°47'09"E, on said East line, a distance of 42.00 feet to the Northeast corner of the Southeast Quarter (SE1/4) of said Section 16; thence S00°47'09"E, on the East line of said Southeast Quarter (SE1/4), a distance of 2636.54 feet to the point of beginning, subject to county road right-of-way.

Executed November 10, 2023

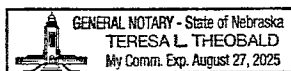
Raised In The Barn, LLC, a Nebraska Limited Liability Company

Katy A. Weissert
Katy A. Weissert, Member

Megan M. Thorman
Megan M. Thorman

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on November 10, 2023 by Katy A. Weissert and Megan M. Thorman, Members, Raised In The Barn, LLC, a Nebraska Limited Liability Company



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2153	11/10/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002308101		293		4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369			16	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
242,180				242,180		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		1.320		1,850				
1A						1G		0.010		15				
2A1						2G1		0.470		660				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		0.030		30				
DRYLAND 1D1		66.820		173,730		Shelterbelt/Timber								
1D		1.150		2,990		Accretion								
2D1						Waste								
2D		2.220		5,075		Other								
3D1						AG LAND TOTAL		107.500		242,180				
3D						Roads		1.540						
4D1		29.320		47,790		Farm Sites								
4D		6.160		10,040		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		1.540						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO CLEAR TITLE	
Comments from	Comments:
002308101	

(Continue on back)

6800

Real Estate Transfer Statement

294

• 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. 11 Day 17 Yr. 23		4 Date of Deed Mo. 10 Day 26 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brianna Skrdlant and Adam Skrdlant Street or Other Mailing Address 1282 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 587-1821 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Krysten J. Vance Street or Other Mailing Address 316 S. Walnut St. City Blue Hill State NE Zip Code 68930 Phone Number 402-705-7466 Email Address N/A			
				Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input 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

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <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 _____
--	--	--	---	---	--	--------------------------------------

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

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 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 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"/> 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?
\$193,000

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 Heather Fitzgerald No

18 Address of Property
316 S. Walnut St., Blue Hill NE 68930

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 Attachment

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

22 Total purchase price, including any liabilities assumed	22	\$	193,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	193,000.00

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.

Krysten J. Vance

sign here

Print or Type Name of Grantee or Authorized Representative
Krysten J. Vance

Signature of Grantee or Authorized Representative
Krysten J. Vance

Title
Grantee

Phone Number
11-17-2023

Date
11-17-2023

Register of Deed's Use Only

26 Date Deed Recorded Mo. 11 Day 22 Yr. 23	27 Value of Stamp or Exempt Number \$ 434.25	28 Recording Data BK 2023 Pg 2162	For Dept. Use Only
---	---	--------------------------------------	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/22/23
\$ 434.25 By AS

Bk 2023, Pg 2162

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 22 day of November A.D., 2023, at 09:39 o'clock AM. Recorded in Book 2023 on Page 2162

Albuquerque

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

Return To: Prairie Title Inc, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

BRIANNA SKRDLANT, FKA BRIANNA LEE AND ADAM SKRDLANT, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to **KRYSTEN J. VANCE**, single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

A tract of land located in Lot Four (4), Block Nineteen (19), Original Town of Blue Hill, Webster County, Nebraska, being described as follows: Beginning at the Southeast corner of said Lot 4, thence North along the East line of said Lot 4 a distance of 135.15 feet to a point 10 feet South of the Northeast corner of said Lot 4, thence West parallel to and 10 feet South of the North line of said Lot 4 a distance of 79.9 feet to a point 30 feet East of the Northwest corner of said Lot 4, thence Southeasterly a distance of 90.65 feet to a point 100 feet South of and 40 feet East of the Northwest corner of said Lot 4, thence Southwesterly a distance of 46.25 feet to a point 30 feet East of the Southwest corner and on the South line of said Lot 4, thence East along the South line of said Lot 4, a distance of 79.9 feet to the point of beginning.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

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

Executed: October 26th, 2023.

Brianna Skrdlant
BRIANNA SKRDLANT

Adam Skrdlant
ADAM SKRDLANT

STATE OF NEBRASKA)
) SS:
COUNTY OF)

The foregoing warranty deed was acknowledged before me on Oct. 26th, 2023, by Brianna Skrdlant and Adam Skrdlant.



Laurie L. Hawes
Notary Public - Laurie L. Hawes

My commission expires: 6-24-27

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2162	11/17/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000308700		294		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005			019	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,405		124,680		128,085		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1970	Construction Date :
Floor:		Floor Sq. Ft. : 1,440	Floor Sq. Ft. :
Building Cost New:		Cost : 170,330	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: 20	(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 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:	
JTWD	
Comments from	Comments:
000308700	

(Continue on back)

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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 91		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>27</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>11</u> Day <u>15</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles E. Lovejoy and Linda K. Lovejoy Street or Other Mailing Address 1005 C Street, Apr. 2 City Hastings State NE Zip Code 68901 Phone Number (402) 480-0415 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lukas Otto Turner and Jenifer Beth Turner Street or Other Mailing Address 218 W. Mariel Street City Bladen State NE Zip Code 68928 Phone Number (402) 831-0515 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.			

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

(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> 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			

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 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<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"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
					<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 to 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?
\$131,000

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 **Adams Land Title Co.** No

18 Address of Property
**218 W. Mariel St.
Bladen, NE 68928**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot One (1), Two (2) and the East Half (E½) of Lot Three (3), Block Four (4), First Addition to 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	22	\$	131,000	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	\$	131,000	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 (402) 463-4198
Print or Type Name of Grantee or Authorized Representative Phone Number

Danielle L. Kelley Closing Department Manager 11-27-2023
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>28</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>294.75</u>	28 Recording Data <u>BK 2023, Pg 2217</u>

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/28/23
\$ 294.75 By AS

Bk 2023, Pg 2217

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 28 day of November A.D., 2023, at 11:43 o'clock AM. Recorded in Book 2023 on Page 2217

Abigail King

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, **CHARLES E. LOVEJOY AND LINDA K. LOVEJOY, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **LUKAS OTTO TURNER AND JENIFER BETH TURNER, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot One (1), Two (2) and the East Half (E½) of Lot Three (3), Block Four (4), First Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES 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 11-15-23.

Charles E. Lovejoy

Charles E. Lovejoy

Linda K. Lovejoy

Linda K. Lovejoy

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 15th day of November, 2023, before me personally appeared **Charles E. Lovejoy and Linda K. Lovejoy**.

GENERAL NOTARY - State of Nebraska
DANIELLE L KELLEY
My Comm. Exp. September 27, 2024

Danielle L Kelley

Notary Public - *Danielle L Kelley*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2023	2217	11/27/2023	Base: 01-0123		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000512200		295		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4131			00	0	30010		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
2,345		152,335		154,680		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. :				Multiple Improvements. :					
Construction Date:						Construction Date : 1895				Construction Date :					
Floor:						Floor Sq. Ft. : 1,646				Floor Sq. Ft. :					
Building Cost New:						Cost : 237,085				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: 40				(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 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:															
WD															
Comments from						Comments:									
000512200															

(Continue on back)

6/12/20

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 WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 27 Yr. 23	4 Date of Deed Mo. 11 Day 18 Yr. 23
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James P. May II and Robin Y. May Street or Other Mailing Address 1133 Yearly Way City Roebuck State SC Zip Code 29376		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Madison M. Jones Street or Other Mailing Address 210 N. Liberty St. City Blue Hill State NE Zip Code 68930	
Phone Number N/A	Phone Number 402-469-8656	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 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 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"/> Mobile Home
	<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"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
--	---	---	---	---	--	--------------------------------------

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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 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 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"/> 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?
\$103,000

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 **Country Nolette** No

18 Address of Property
210 N. Liberty St., Blue Hill, NE 68930

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 1 and 2, Block 8, Original Town of Blue Hill, 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	\$	103,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	103,000.00

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

Madison M. Jones
Print or Type Name of Grantee or Authorized Representative

Madison M. Jones
Signature of Grantee or Authorized Representative

Grantee
Title

402-469-8656
Phone Number

11-27-23
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 28 Yr. 23	27 Value of Stamp or Exempt Number \$ 231.75	28 Recording Data BK2023 2232

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

Return To: Prairie Title Inc, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

JAMES P. MAY II AND ROBIN Y. MAY, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to **MADISON M. JONES**, single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Lots One (1) and Two (2), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:


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

Executed: 11-18, 2023.

JAMES P. MAY II ROBIN Y. MAY
James P. May II *Robin Y. May*

STATE OF South Carolina) SS:
 COUNTY OF Spokane

The foregoing warranty deed was acknowledged before me on Nov. 18, 2023, by James P. May II and Robin Y. May.

 **Brad Rawson**
 NOTARY PUBLIC, STATE OF SOUTH CAROLINA
 My Commission Expires 11/24/2025

Brad Rawson
 Notary Public - Brad Rawson

My commission expires: 11-24-2025

Index _____
 Computer _____
 Assessor _____
 Carded _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date: 11/28/23
 \$ 231.75 By AS

State of Nebraska } ss.
 County of Webster }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of November A.D., 2023, at 11:44 o'clock AM. Recorded in Book 2023 on Page 2232
Abigail King County Clerk
 Fee: \$10.00 By: AS Deputy
 Electronically Recorded

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2023	2232	11/27/2023	Base: 91-0074		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000302600		296		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4133			00	0	20005		008	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
7,120		43,515		50,635		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
						Residential				Commercial					
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :					
Construction Date:						Construction Date : 1885				Construction Date :					
Floor:						Floor Sq. Ft. : 1,474				Floor Sq. Ft. :					
Building Cost New:						Cost : 169,505				Cost :					
Single Family Style: 101						Residential Condition: 20				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 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 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:															
JTWD															
Comments from						Comments:									
000302600															

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 28 Yr. 2023	4 Date of Deed Mo. 11 Day 28 Yr. 2023
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin Hansen and Paige Hansen Street or Other Mailing Address P.O. Box 432 City Blue Hill State NE Zip Code 68930 Phone Number NA Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Classic Suds, LLC Street or Other Mailing Address 209 N. Wilson City Blue Hill State NE Zip Code 68930 Phone Number NA Email Address NA	
		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> 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"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
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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 type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) LLC
---	---------------------	--	--	---	--	--

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"/> Ex-spouse	<input checked="" 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? \$10,380	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 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 Same as grantee.
--	--

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

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

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b).

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 Grantee or Authorized Representative

sign here


Signature of Grantee or Authorized Representative

Attorney at Law

Title

(402) 834-3300

Phone Number

11/29/2023

Date

26 Date Deed Recorded Mo. 11 Day 29 Yr. 23		27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2023 Pg 2260	For Dept. Use Only
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Item 20: Legal Description

That part of Lot 1, South Central Subdivision (also known as Tract "B" of said Lot 1), City of Blue Hill, in the Northwest Quarter (NW ¼) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6 P.M., Webster County, Nebraska, as surveyed, platted and recorded in Book 2010, Page 142-143 and being more particularly described as follows: Referring to the Northwest corner of said Section 10, a 2" aluminum cap found for corner; thence Southerly on an assumed bearing of S00°34'43"E, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence N89°25'17"E, 56.74 feet to the Northwest corner of said Lot 1, South Central Subdivision; thence N75°58'42"E, on the northerly line of Lot 1, South Central Subdivision, 201.87 feet, to the Northeast corner of said Lot 1; thence S00°34'36"E, on the East line of Lot 1, South Central Subdivision, 294.61 feet, to the Point of Beginning for the described tract; thence S00°34'36"E, on the Easterly line of Lot 1, South Central Subdivision, 258.10 feet, to the Southeast corner of Lot 1, South Central Subdivision; thence S89°24'45"W, on the Southerly line of Lot 1, South Central Subdivision; 213.02 feet, to a point of intersection on the Easterly right-of-way line of Highway No. 281; thence N00°33'59"W, on the Easterly Right-of-Way line of Highway No. 281, 255.59 feet; thence N88°44'19"E, 212.99 feet, to the Point of Beginning.

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)
Kevin Hansen	Self
Paige Hansen	Spouse

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)
Classic Suds, LLC	Entity
Kevin Hansen	Self
Paige Hansen	Spouse

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 at Law	11/29/2023
	Grantor or Grantor Representative	Title	Date
		Attorney at Law	11/29/2023
	Grantee or Grantee Representative	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
Date: 11/29/23
\$ Ex05b By AS

Bk 2023, Pg 2260

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 29 day of November A.D., 2023, at 09:23 o'clock AM. Recorded in Book 2023 on Pages 2260-2261

Attest

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

Kevin Hansen and Paige Hansen, husband and wife, *Grantor*, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Classic Suds, LLC**, a Nebraska Limited Liability Company, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

That part of Lot 1, South Central Subdivision (also known as Tract "B" of said Lot 1), City of Blue Hill, in the Northwest Quarter (NW ¼) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6 P.M., Webster County, Nebraska, as surveyed, platted and recorded in Book 2010, Page 142-143 and being more particularly described as follows: Referring to the Northwest corner of said Section 10, a 2" aluminum cap found for corner; thence Southerly on an assumed bearing of S00°34'43"E, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence N89°25'17"E, 56.74 feet to the Northwest corner of said Lot 1, South Central Subdivision: thence N75°58'42"E, on the northerly line of Lot 1, South Central Subdivision, 201.87 feet, to the Northeast corner of said Lot 1; thence S00°34'36"E, on the East line of Lot 1, South Central Subdivision, 294.61 feet, to the Point of Beginning for the described tract; thence S00°34'36"E, on the Easterly line of Lot 1, South Central Subdivision, 258.10 feet, to the Southeast corner of Lot 1, South Central Subdivision; thence S89°24'45"W, on the Southerly line of Lot 1, South Central Subdivision; 213.02 feet, to a point of intersection on the Easterly right-of-way line of Highway No. 281; thence N00°33'59"W, on the Easterly Right-of-Way line of Highway No. 281, 255.59 feet; thence N88°44'19"E, 212.99 feet, to the Point of Beginning.

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

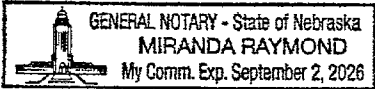
EXECUTED: November 28, 2023.

Kevin Hansen
Kevin Hansen, Grantor

Paige Hansen
Paige Hansen, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on this 28th day of November 2023, by **Kevin Hansen and Paige Hansen**, husband and wife, *Grantor*.



Miranda Raymond
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2023	2260	11/28/2023	Base: 91-0074		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000352700	297	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				0000			00	0	00000		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
10,380		10,380		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 2	B) 03	C) 3	D) 1	E) 6	F) 4				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				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:				(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:													
WD; TRANSFER TO LLC													
Comments from						Comments:							
000352700													
(Continue on back)													

73270 7365 73535

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 WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 04 Yr. 2023	4 Date of Deed Mo. 11 Day 22 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kolleen Kay Grams, a single person Street or Other Mailing Address P. O. Box 151 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8109 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address See Attached City State Zip Code Phone Number 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	
---	--	---	--

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"/> 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 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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 checked="" 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?
\$175,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Scot A. Grams and Kim M. Grams; Tyler S. Grams
P. O. Box 1
Campbell, NE 68932

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 274.14

22 Total purchase price, including any liabilities assumed	22	\$	175,000	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	\$	175,000	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.

Henry C. Schenker (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title Date
 11/26/2023

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 29 Yr. 23	27 Value of Stamp or Exempt Number \$ 393.75	28 Recording Data BK 2023, Pg 2262	

Attachment to Nebraska Form 521

6. Grantees' Names/Addresses

SCOT A. GRAMS and KIM M. GRAMS, husband and wife, as joint tenants and not as tenants in common, AND AS joint tenants and not as tenants in common to
TYLER S. GRAMS
P. O. Box 1
Campbell, NE 68932
(402) 746-3991

20. Legal Description:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 11/29/23
\$ 393.75 By AS

Bk 2023, Pg 2262

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 29 day
of November A.D., 2023, at 09:55
o'clock AM. Recorded in Book 2023
on Pages 2262-2263

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

When recording is completed return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

KOLLEEN KAY GRAMS, a single person, Grantor, whether one or more,

in consideration of One Hundred Seventy-five Thousand and no/100 --- (\$175,000.00) ---
Dollars, receipt of which is hereby acknowledged, conveys to

SCOT A. GRAMS and KIM M. GRAMS, husband and wife, as joint ^{to} tenants and not as tenants
in common, AND AS joint tenants and not as tenants in common TYLER S. GRAMS, a single
person, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County,
Nebraska:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Four (4), North,
Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section
Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6th P.M.
in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section
Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6th
P.M. in Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor
is:

- (1) lawfully seised 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all
persons.

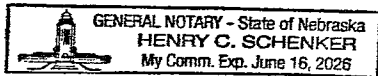
Executed: November 22, 2023.

Kolleen Kay Grams

Kolleen Kay Grams.

STATE OF NEBRASKA)
) ss.
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on November 22, 2023 by Kolleen Kay Grams, a single person.



Henry C. Schenker
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2262	11/4/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002505900		298		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	6	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
624,480				624,480		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	3.760	20,455	GRASSLAND	1G1	34.350	48,090							
	1A	20.970	114,075		1G	8.780	12,165							
	2A1				2G1	24.420	34,190							
	2A	25.900	135,455		2G									
	3A1	5.020	25,050		3G1									
	3A				3G									
	4A1				4G1									
	4A				4G	61.550	59,680							
DRYLAND	1D1				Shelterbelt/Timber									
	1D	31.180	81,065		Accretion	0.770								
	2D1				Waste	5.140	1,910							
	2D	30.970	70,765		Other									
	3D1				AG LAND TOTAL	266.050	624,480							
	3D				Roads	8.090								
	4D1	0.320	520		Farm Sites									
	4D	12.920	21,060		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	8.090								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENTS & CHILD AND GRANDPARENTS & GRANDCHILD	
Comments from	Comments:
002505900 002500800 002501800	

(Continue on back)

35450

Real Estate Transfer Statement

299

• 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. <u>11</u> Day <u>27</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>11</u> Day <u>27</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charlotte Bell Street or Other Mailing Address 779 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2919 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Calvin McCutchen Street or Other Mailing Address 830 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0191 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			

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 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

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

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

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

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

14 What is the current market value of the real property?
\$10,610

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
**830 N Elm St
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

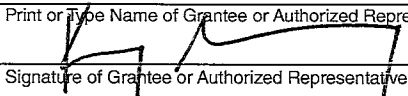
20 Legal Description (Attach additional pages, if needed.)
See Attached

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

22 Total purchase price, including any liabilities assumed	22	\$	5,000	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	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	5,000	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 **Kory McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 11/27/2023
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Data BK 2023 Pg 2285

Lots Eighteen (18) and Nineteen (19), Block Eleven (11), Smith and Moore's Addition to Red Cloud, 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 29 day of Nov A.D., 2023, at 1:18 o'clock P. M. Recorded in Book 2023 on Page 2285-2286
Abney-Haney County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-29-23
\$ 11.25 By AN

WARRANTY DEED

Charlotte Bell, a single person and surviving joint tenant of Lester Bell, whose death certificate is hereto attached, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Calvin McCutchen, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18) and Nineteen (19), Block Eleven (11), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed November 27, 2023.

Charlotte Bell
Charlotte Bell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 27, 2023, by Charlotte Bell, a single person.

Comm. expires 

Kory McCracken
Notary Public

CERTIFICATE OF DEATH

1. DECEDENT'S-NAME (First, Middle, Last, Suffix) LESTER JACOB BELL				2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) February 21, 2008	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Riverton, Nebraska			5a. AGE-Last Birthday (Yrs.) 76		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		6. DATE OF BIRTH (Mo., Day, Yr.) January 25, 1932
7. SOCIAL SECURITY NUMBER 506-40-4012			8a. PLACE OF DEATH HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Other (Specify) _____				
8b. FACILITY-NAME (If not institution, give street and number) Mary Lanning Hospital			8c. CITY OR TOWN OF DEATH (Include Zip Code) Hastings 68901				
9a. RESIDENCE-STATE Nebraska			9b. COUNTY Webster		9c. CITY OR TOWN Red Cloud		
9d. STREET AND NUMBER 779 Highway 281				9e. APT. NO.		9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name. Charlotte Ruth Jarvis				
11. FATHER'S-NAME (First, Middle, Last, Suffix) Earl Bell			12. MOTHER'S-NAME (First, Middle, Maiden Surname) Dora Koch Cook				
13. EVER IN U.S. ARMED FORCES? Give dates of service if yes. (Yes, no, or unk.) NO			14a. INFORMANT-NAME Charlotte R. Bell			14b. RELATIONSHIP TO DECEDENT Wife	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE <i>[Signature]</i>		16b. LICENSE NO. 918		16c. DATE (Mo., Day, Yr.) Feb. 25, 2008	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery			16e. CITY/TOWN STATE Red Cloud, Nebraska				
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home 241 West 4th Ave- Red Cloud, Nebraska						17b. Zip Code 68970	
CAUSE OF DEATH (See instructions and examples)							
18. PART I. Enter the chain of events--diseases, injuries, or complications--that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL	
IMMEDIATE CAUSE: (a) renal failure						onset to death 4 years	
DUE TO, OR AS A CONSEQUENCE OF: (b)						onset to death	
Sequitally list conditions, if any, leading to the cause listed on line a. (c)						onset to death	
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. chronic myeloid leukemia acute						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year			21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
22a. DATE OF INJURY (Mo., Day, Yr.)			22b. TIME OF INJURY m		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)		
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO. CITY/TOWN STATE ZIP CODE							
23a. DATE OF DEATH (Mo., Day, Yr.) 02-21-2008		23b. DATE SIGNED (Mo., Day, Yr.) 02-26-2008		23c. TIME OF DEATH 0425 A m		24a. DATE SIGNED (Mo., Day, Yr.)	24b. TIME OF DEATH m
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) [Signature] APRN		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD m			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) Dr. Lorri L. Davison, MD 715 St. Joseph - Hastings, Nebraska 68901							
28a. REGISTRAR'S SIGNATURE				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)			

DIRECTOR OF HEALTH SERVICES
 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 FINANCE AND SUPPORT

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2285	11/27/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000127300		299		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		011	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		9,515		10,610		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:						Construction Date : 1900								
Floor:						Floor Sq. Ft. : 528								
Building Cost New:						Cost : 50,900								
Single Family Style: 101						Residential Condition: 20								
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out								
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" 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: 10								
(301) <input type="checkbox"/> One Story						(10) <input checked="" 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														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000127300														

(Continue on back)

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

Seller: BELL, CHARLOTTE
Buyer: MCCUTCHEN, CALVIN
Parcel ID: 000127300
Additional Parcels:
Book: 2023 Page: 2285
Sale Date: 11/27/2023 Price: \$5,000.00
Legal Description: LOTS 18 & 19 BLOCK 11 SMITH & MOORE'S ADDITION RED CLOUD

Residential

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

(SELLER/BUYER) What was the total purchase price? \$ \$ 5000

(SELLER/BUYER) Were any changes made to the property, either before or after the sale (remodeling, reovations, additions, demolition, etc)? ___ Yes No
If yes, please explain

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

(SELLER/BUYER) What influenced your sale/purchase of the property? NO

(SELLER) How was the sale price set? Circle one: Appraisal, Auction, Comparable, Neighborhood Sales, Mutual Agreement, Set by Seller, or Other
If other, please explain Seller

(SELLER) If Appraised, what was the appraised value? \$ N/A

(SELLER) Was this a sale of partial interest in the property? ___ Yes No
If yes, please explain

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

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

Seller: BELL, CHARLOTTE
Buyer: MCCUTCHEN, CALVIN
Parcel ID: 000127300
Additional Parcels:
Book: 2023 Page: 2285
Sale Date: 11/27/2023 Price: \$5,000.00
Legal Description: LOTS 18 & 19 BLOCK 11 SMITH & MOORE'S ADDITION RED CLOUD

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

(SELLER/BUYER) Was there any association between the buyer and seller? ___ 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? Circle all that apply: Family, Location, Health, Retirement, Land, or Other
If other please explain Needed a house

SELLER) If the property was a rental property and produced income, what rent has been charged for it in each of the past five years? \$ _____
What expenses have been incurred in each of the past five years? \$ N/A

SELLER/BUYER) Was any personal property (appliances, furniture, lawn mower, etc.) included in the sale price? ___ Yes ___ No If yes; What is the dollar value of the personal property? _____ and what kind of personal property was included in the sale price? N/A

(SELLER/BUYER) Do you think this property sold for its full market value? Yes ___ No

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

(SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 1 How many bathrooms? 1 What type of heating and cooling? Furnace air

(SELLER/BUYER) If there is a basement please describe the finish; flooring, walls, ceiling finish? yes - cellar

(SELLER/BUYER) If this is a Mobile Home: What manufacturer? N/A
Will the mobile home stay at this location? _____
What does the mobile home sit on? Circle one: Pier's, Foundation, Basement, or Cement Slab.

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

Seller: BELL, CHARLOTTE
Buyer: MCCUTCHEN, CALVIN
Parcel ID: 000127300
Additional Parcels:
Book: 2023 Page: 2285
Sale Date: 11/27/2023 Price: \$5,000.00
Legal Description: LOTS 18 & 19 BLOCK 11 SMITH & MOORE'S ADDITION RED CLOUD

Signature: Calvin Mc Cutchen Buyer/Seller
(circle one) Phone# _____ Date: 12-5-23

3690

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

300

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, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

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 trustor 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, 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.)

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?

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.

Kory McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney

11/28/2023

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

Nebraska Department of Revenue

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

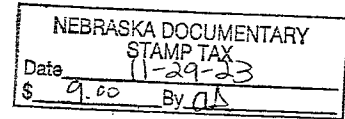
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith & Moore's Addition
to Red Cloud, 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 29 day of Nov A.D., 2023, at 1:25 o'clock PM. Recorded in Book 2023 on Page 2289-2291
Abbey King County Clerk
2200 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Bret Hoffman and Oyun-Erdene Gereltsetseg, husband and wife, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith & Moore's Addition to 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 November 28, 2023.

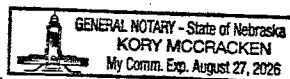
Van Beber Properties, LLC

Merna C. Van Beber
Merna C. Van Beber, Manager

Charles R. Van Beber
Charles R. Van Beber, Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 28, 2023, by Merna C. Van Beber, Manager, and Charles R. Van Beber, Manager, on behalf of Van Beber Properties, LLC.



Comm. expires _____

[Signature]
Notary Public

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY
(\$38-30-172, C.R.S.)

- 1. This Statement of Authority relates to an entity named Van Beber Properties, LLC
2. The type of entity is a: corporation, nonprofit corporation, limited liability company, general partnership, limited partnership, registered limited liability partnership, registered limited liability limited partnership, limited partnership association, government or governmental subdivision or agency, trust
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 707 W 7th Ave, Red Cloud, NE 68970
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Merna C. Van Beber, Member/Manager; Charles R. Van Beber, Member/Manager
6. The authority of the foregoing person(s) to bind the entity: is not limited is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 28th day of November, 2023

Handwritten signatures of Charles R. Van Beber and Merna C. Van Beber

1 This form should not be used unless the entity is capable of holding title to real property.
2 The absence of any limitation shall be prima facie evidence that no such limitation exists.
3 The statement of authority must be recorded to obtain the benefits of the statute.

State of Nebraska)
) ss
County of Webster)

The foregoing Statement of Authority was acknowledged before me this 28th day of
November, 2023 by Merna C. Van Beber, Member/Manager and Charles R. Van Beber, Member/Manager.

Witness my hand and official seal.
My commission expires: August 27, 2026



Notary Public [Signature]

WHEN RECORDED RETURN TO:

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2289	11/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000132700		300		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		020	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		1,065		2,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 11	C) 1	D) 1	E) 6	F) 1			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1920	Construction Date :
Floor:		Floor Sq. Ft. : 936	Floor Sq. Ft. :
Building Cost New:		Cost : 117,180	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: 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:	
JTWD; SALE BETWEEN COUSINS	
Comments from	Comments:
000132700	
(Continue on back)	

35940

301

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 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>01</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>01</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roy N. Phillips and Susan Phillips Street or Other Mailing Address 202 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0186 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Don Mullen and Tami L. Mullen & Hannah Jean Mullen Street or Other Mailing Address 541 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number 719-600-8543 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"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed
			<input type="checkbox"/> Exempt
			<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> 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 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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?
\$25,000

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 **GTA Real Estate Group** No

18 Address of Property
**836 N Elm St
Red Cloud, NE 68970**

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.)
Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Eleven (11), Smith and 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	\$	25,000.00
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)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	25,000.00

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 **Don Mullen**
Print or Type Name of Grantee or Authorized Representative
Don & Tami Mullen
Signature of Grantee or Authorized Representative
Grantee
Phone Number **719/2023**
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ 56.25	28 Recording Data BK 2023, 2316	

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2316	12/1/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000127200		301		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			011	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		19,900		21,540		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. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1923				Construction Date :						
Floor:				Floor Sq. Ft. : 1,066				Floor Sq. Ft. :						
Building Cost New:				Cost : 96,750				Cost :						
Single Family Style: 101				Residential Condition: 20				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 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 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				(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 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:														
JTWD														
Comments from						Comments:								
000127200														
(Continue on back)														

Real Estate Transfer Statement

302

• 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. <u>05</u> Day <u>23</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>12</u> Day <u>01</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elizabeth J Chamberlain, Trustee, James L. Hoit Trust Street or Other Mailing Address 523 S New York Ave City Hastings State NE Zip Code 68901 Phone Number (402) 469-5411 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lanny R Greenhalgh Street or Other Mailing Address 1910 Road M City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-6375 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	

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"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 _____
--	---	---	---	---	--	--------------------------------------

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

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	--	--	---	---

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

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
Rural, Webster County, Nebraska

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 Northeast Quarter (NE¹/₄) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Northwest corner of said NE¹/₄ which is the True Point of Beginning; thence S00°00'E, along the assumed west line of said NE¹/₄, 665.00 feet; thence S90°00'E 547.00 feet; thence N00°00'W 665.00 feet to the north line of said NE¹/₄; thence N90°00'W, along the north line of said NE¹/₄, 547.00 feet to the POB.

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

22 Total purchase price, including any liabilities assumed	22	\$	667,040.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	667,040.00

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 Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Title

Attorney

Phone Number **(402) 746-3613**
12-1-23
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>1503.00</u>	28 Recording Data <u>BK2023, 2317</u>

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

State of Nebraska } ss.
 County of Webster }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Dec A.D., 2023, at 2:03 o'clock P.M. Recorded in Book 2023 on Page 2317
Abbeyburg County Clerk
10-00 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>12-1-23</u>
\$	<u>1503.00</u> By <u>AS</u>

TRUSTEE'S WARRANTY DEED

Elizabeth J. Chamberlain, Trustee of the James L. Hoit Family Trust under agreement dated September 22, 2009, GRANTOR, whether one or more, in consideration of ONE DOLLAR (\$1.00), other valuable consideration, and EXCHANGE OF PROPERTY receipt of which is hereby acknowledged, conveys to Lanny R. Greenhalgh, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska, **EXCEPT** a tract of land described as follows: Commencing at the Northwest corner of said NE¼ which is the True Point of Beginning; thence S00°00'E, along the assumed west line of said NE¼, 665.00 feet; thence S90°00'E 547.00 feet; thence N00°00'W 665.00 feet to the north line of said NE¼; thence N90°00'W, along the north line of said NE¼, 547.00 feet to the Point of Beginning.

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

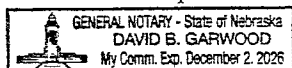
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 1, 2023.

Elizabeth J. Chamberlain
 Elizabeth J. Chamberlain, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on December 1st, 2023, by Elizabeth J. Chamberlain, Trustee of the James L. Hoit Family Trust under agreement dated September 22, 2009.



Comm. expires 12-2-2026

David B. Garwood
 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2317	5/23/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001102601		302		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	6	0	00000	1	000	1025		
Land		Improvements		Total		Date of Sale Property Classification Code								
330,945				330,945		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					Shelterbelt/Timber								
	1D	37.000		96,200		Accretion								
	2D1					Waste		1.500					420	
	2D	20.000		45,700		Other								
	3D1	65.000		148,525		AG LAND TOTAL		148.100					330,945	
	3D					Roads		3.500						
	4D1	24.600		40,100		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.500						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE 'S WD	
Comments from	Comments:
001102601	

(Continue on back)

62515



Real Estate Transfer Statement

303

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 item.

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. <u>05</u> Day <u>23</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>01</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elizabeth J Chamberlain, Trustee, James L. Hoit Trust Street or Other Mailing Address 523 S New York Ave City Hastings State NE Zip Code 68901 Phone Number (402) 469-5411 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W. & Patrick Hoit Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-0264 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			

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"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" 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"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<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 checked="" type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

Yes No _____

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

Yes No _____

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

Yes No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input checked="" 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?

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

Rural Property
Webster County, NE

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description
The Southwest Quarter (SW¹/₄) of Section Thirty-one (31), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 160+

22 Total purchase price, including any liabilities assumed	\$	752,000.00
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.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	752,000.00

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.

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

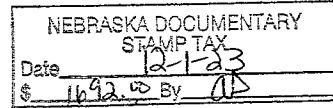
David B. Garwood Attorney
Signature of Grantee or Authorized Representative Title

12-1-23
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>1692.00</u>	28 Recording Data <u>BK2023, 2318</u>

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of Dec. A.D., 2023, at 2:07
o'clock P.M. Recorded in Book 2023
on Page 231B
Abbey Harig County Clerk
id. 6D Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



**TRUSTEE'S JOINT TENANCY
WARRANTY DEED**

Elizabeth J. Chamberlain, Trustee of the James L. Hoit Family Trust under agreement dated September 22, 2009, GRANTOR, whether one or more, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration receipt of which is hereby acknowledged, conveys to Terry W. Hoit and Patrick Hoit, father and son as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Thirty-one (31), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

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

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

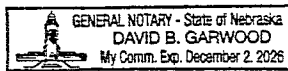
Executed December 1, 2023.

Elizabeth J. Chamberlain
Elizabeth J. Chamberlain, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on December 1st, 2023, by Elizabeth J. Chamberlain, Trustee of the James L. Hoit Family Trust under agreement dated September 22, 2009.

Comm. expires 12-3-2026



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2318	5/23/2023	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001214000	303	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	31	3	00000	1	000	2515
Land	Improvements	Total		Date of Sale Property Classification Code								
381,545		381,545		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				Shelterbelt/Timber								
1D	95.200	247,520		Accretion								
2D1				Waste								
2D	32.700	74,720		Other								
3D1	23.600	53,925		AG LAND TOTAL	154.800	381,545						
3D				Roads	4.000							
4D1	3.300	5,380		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S JTWD	
Comments from	Comments:
001214000	
(Continue on back)	

Real Estate Transfer Statement

304

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 item.

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. <u>05</u> Day <u>23</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>01</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elizabeth J Chamberlain, Trustee, James L. Hoit Trust Street or Other Mailing Address 523 S New York Ave City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W. Hoit and Nate Sabata Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970			
Phone Number (402) 469-5411		Phone Number (402) 469-0264		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a				Email Address n/a			

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

(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"/> 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"/> 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 checked="" type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
				<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 to 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?

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
 Rural Property
 Webster County, 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
The Southeast Quarter (SE¼) of Section Thirty-one (31), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT The South 600 feet of the East Half thereof.

21 If agricultural, list total number of acres 142+-

22 Total purchase price, including any liabilities assumed	\$	605,380.00
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.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	605,380.00

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.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date 12-1-23

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>1</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>1363.50</u>	28 Recording Data <u>BK 2023 Pg 2319</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Dec A.D., 2023, at 2:09 o'clock P.M. Recorded in Book 2023 on Page 2319
Abbey Tarrig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-23
\$ 1363.50 By ab

**TRUSTEE'S JOINT TENANCY
WARRANTY DEED**

Elizabeth J. Chamberlain, Trustee of the James L. Hoit Family Trust under agreement dated September 22, 2009, GRANTOR, whether one or more, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration receipt of which is hereby acknowledged, conveys to Terry W. Hoit and Nate Sabata as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirty-one (31), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT The South 600 feet of the East Half thereof.

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

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

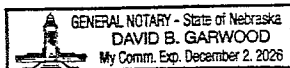
Executed December 1, 2023.

Elizabeth J. Chamberlain, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on December 1st, 2023, by Elizabeth J. Chamberlain, Trustee of the James L. Hoit Family Trust under agreement dated September 22, 2009.

Comm. expires 12-2-2026

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2319	5/23/2023	Base: 65-0011	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
001214101	304	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	31	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
307,435		307,435		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				Shelterbelt/Timber								
1D	71.180	185,070		Accretion								
2D1				Waste	3.000				840			
2D	4.000	9,140		Other								
3D1	17.020	38,890		AG LAND TOTAL	140.290				307,435			
3D				Roads	2.550							
4D1	45.090	73,495		Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	2.550							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S JTWD	
Comments from	Comments:
001214101 001214200	

(Continue on back)

65955

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

305

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. 12 Day 01 Yr. 2023		4 Date of Deed Mo. 12 Day 01 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wayne P and Cherie D Bonifas Street or Other Mailing Address 1678 Road R City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3539 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam Krueger Street or Other Mailing Address 1548 Road 1600 City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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
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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

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
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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 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"/> 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?
\$62,515

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
1388 Rd 1550
Red Cloud, NE 68970

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 5 +/-

22 Total purchase price, including any liabilities assumed	22	\$	52,000.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	52,000.00

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

Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney 12-01-2023
Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 1 Yr. 23	27 Value of Stamp or Exempt Number \$ 117.00	28 Recording Data BK 2023, Pg 2327

The West Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter
(W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Ten (10),
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 1 day of Dec A.D., 2023, at 3:26 o'clock P.M. Recorded in Book 2023 on Page 2327

Abbey Hain County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-23
\$ 117.00 By AD

WARRANTY DEED

Wayne P. Bonifas and Cherie D. Bonifas, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Adam Krueger, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

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

(2) has legal power and lawful authority to convey the same;

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

Executed December 1, 2023.

Wayne P. Bonifas
Wayne P. Bonifas

Cherie D. Bonifas
Cherie D. Bonifas

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 1, 2023, by Wayne P. Bonifas and Cherie D. Bonifas, husband and wife.

Comm. expires 

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2327	12/1/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001613100		305		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	33	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
42,605		19,910		62,515		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		2.650		3,710				
1A						1G		0.040		55				
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		2.690		3,765				
3D						Roads		0.310						
4D1						Farm Sites		1.000		13,840				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings						Other								
Outbuildings				19,910		Non-AG TOTAL		2.310		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001613100	
(Continue on back)	

71460 73040
72985

Real Estate Transfer Statement

304e

• 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. 11 Day 28 Yr. 2023	4 Date of Deed Mo. 11 Day 28 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James L. Trambly, Trustee Street or Other Mailing Address 907 Padua Avenue City Ravenna State NE Zip Code 68869 Phone Number (308) 258-3280 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James Lee Trambly, Trustee and Karen J. Trambly, Trustee Street or Other Mailing Address 907 Padua Avenue City Ravenna State NE Zip Code 68869 Phone Number (308) 258-3280 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"/> 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"/> 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"/> 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 checked="" 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<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 checked="" type="checkbox"/> Other (Explain) <u>Corr to Title</u>

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

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

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

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

14 What is the current market value of the real property?
\$1,550,290

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 James Lee Trambly, Trustee and Karen J. Trambly, Trustee
 907 Padua Avenue
 Ravenna, NE 68869

20 Legal Description (Attach additional pages, if needed.)
(Please see attachment for legal description)

21 If agricultural, list total number of acres transferred in this transaction 607.50±

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)		\$	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.

James Lee Trambly, Trustee OR Karen J. Trambly, Trustee (308) 258-3280
 Print or Type Name of Grantee or Authorized Representative Phone Number

James Lee Trambly Grantee
 Signature of Grantee or Authorized Representative Title Date
 11/28/2023

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>4</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK 2023, Pg 2333</u>

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

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

James L. Trambly, Trustee of the James L. Trambly Trust, dated May 29, 2008

6. Grantee's Name (Buyer):

James Lee Trambly, Trustee of the James Lee Trambly Trust, dated May 29, 2008, and Karen J. Trambly, Trustee of the Karen J. Trambly Trust, dated May 29, 2008

20. Legal Description:

The West Half (W½) of Section Eighteen (18), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southwest corner of said SW¼; thence N 00°00'00"E along the west line of said SW¼, 1593.68 feet; thence S88°57'44"E, 548.49 feet; thence S0°00'00"W 1583.92 feet to the South line of said SW¼; thence N 89°58'56"W along the South line of said SW¼ 548.40 feet to the point of beginning (said exception contains 20 acres, more or less, of which 1.60 acres, more or less, is County Road Right-of-Way);

The Southeast Quarter (SE¼) of Section Twenty-nine (29), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE¼) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract beginning at a point 1528 feet West of the Southeast corner of said Southeast Quarter (SE¼) and running thence north 60 feet, more or less, thence West 150 feet, more or less, thence South 60 feet, more or less, and thence East 150 feet, more or less, to the Point of Beginning.


Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/04/23
\$ Ex004 By AS

Bk 2023, Pg 2333

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 04 day of December A.D., 2023, at 11:27 o'clock AM. Recorded in Book 2023 on Pages 2333-2334

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

Once recorded, return to:
Parker, Grossart & Bahensky, L.L.P.
P.O. Box 1600, Kearney, NE 68848-1600

CORRECTIVE TRUSTEE'S DEED

James L. Trambly, Trustee of the James L. Trambly Trust, dated May 29, 2008, GRANTOR, in consideration of clarification and correction to title, conveys to GRANTEEES, James Lee Trambly, Trustee of the James Lee Trambly Trust, dated May 29, 2008, and Karen J. Trambly, Trustee of the Karen J. Trambly Trust, dated May 29, 2008, as equal tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The West Half (W $\frac{1}{2}$) of Section Eighteen (18), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Southwest corner of said SW $\frac{1}{4}$; thence N 00°00'00"E along the west line of said SW $\frac{1}{4}$, 1593.68 feet; thence S88°57'44"E, 548.49 feet; thence S0°00'00"W 1583.92 feet to the South line of said SW $\frac{1}{4}$; thence N 89°58'56"W along the South line of said SW $\frac{1}{4}$ 548.40 feet to the point of beginning (said exception contains 20 acres, more or less, of which 1.60 acres, more or less, is County Road Right-of-Way);

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract beginning at a point 1528 feet West of the Southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) and running thence north 60 feet, more or less, thence West 150 feet, more or less, thence South 60 feet, more or less, and thence East 150 feet, more or less, to the Point of Beginning;

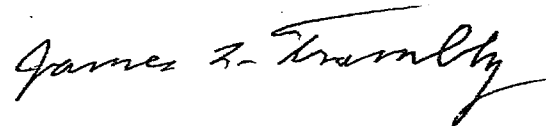
subject to easements, reservations, covenants and restrictions of record.

As further clarification, the Warranty Deed recorded on June 5, 2008 in Book 2008 on Page 1069 in the Office of the Webster County Register of Deeds to James L. Trambly, Trustee of the James L. Trambly Trust, dated May 29, 2008, as GRANTEE, was an incorrect reference to the Grantee as the correct reference to the trustee and trust should have been James Lee Trambly, Trustee of the James Lee Trambly Trust, dated May 29, 2008. Further, Karen J. Trambly, Trustee of the Karen J. Trambly Trust, dated May 29, 2008 should have also been included as a Grantee, with each Grantees owning the property as equal tenants in common.

GRANTOR covenants with GRANTEE that GRANTOR:

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

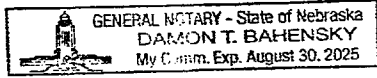
EXECUTED: November 28, 2023.



James L. Trambly, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on November 28, 2023 by **James L. Trambly, Trustee of the James L. Trambly Trust, dated May 29, 2008.**



Damon T. Bahensky
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2333	11/28/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002302800	306	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	18	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,550,290		1,550,290		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	20.000	108,800		GRASSLAND 1G1	171.730	240,420						
1A	34.000	184,960		1G								
2A1	29.000	157,760		2G1	2.000	2,800						
2A	34.000	177,820		2G	24.000	33,600						
3A1				3G1								
3A				3G								
4A1				4G1								
4A	3.000	14,970		4G	8.000	8,000						
DRYLAND 1D1				Shelterbelt/Timber								
1D	136.000	353,600		Accretion								
2D1	3.000	7,800		Waste	5.000	1,400						
2D	77.400	176,860		Other								
3D1				AG LAND TOTAL	597.130	1,550,290						
3D				Roads	10.370							
4D1	13.000	21,190		Farm Sites								
4D	37.000	60,310		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	10.370							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE TRUSTEE'S DEED; CORRECT NAMES	
Comments from	Comments:
002302800 002403500 002404000	

(Continue on back)

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

307

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. 11 Day 28 Yr. 2023
4 Date of Deed Mo. 11 Day 28 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) James L. Trambly and Karen J. Trambly
6 Grantee's Name, Address, and Telephone (Please Print) James Lee Trambly, Trustee and Karen J. Trambly, Trustee
Street or Other Mailing Address 907 Padua Avenue
City Ravenna State NE Zip Code 68869
Phone Number (308) 258-3280
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: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes
Aunt or Uncle to Niece or Nephew, Brothers and Sisters, Ex-spouse, Family Corp., Partnership, or LLC, Grandparents and Grandchild, Parents and Child, Self, Spouse, Step-parent and Step-child, Other

14 What is the current market value of the real property? \$33,255
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
19 Name and Address of Person to Whom the Tax Statement Should be Sent James Lee Trambly, Trustee and Karen J. Trambly, Trustee 907 Padua Avenue Ravenna, NE 68869
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) (Please see attachment for legal description)

21 If agricultural, list total number of acres transferred in this transaction .2±

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00. Row 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.

James Lee Trambly, Trustee OR Karen J. Trambly, Trustee (308) 258-3280
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title Grantee Date 11/28/2023

sign here

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 4 Yr. 23
27 Value of Stamp or Exempt Number \$ Exempt #4
28 Recording Data BK 2023 Pg 2335

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

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

James L. Trambly and Karen J. Trambly

6. Grantee's Name (Buyer):

James Lee Trambly, Trustee of the James Lee Trambly Trust, dated May 29, 2008, and Karen J. Trambly, Trustee of the Karen J. Trambly Trust, dated May 29, 2008

20. Legal Description:

A tract of land beginning at a point 1528 feet West of the Southeast corner of the Southeast Quarter (SE¹/₄) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, thence North 60 feet, more or less, thence West 150 feet, more or less, thence South 60 feet, more or less, and thence East 150 feet, more or less, to the point of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/04/23
\$ Ex004 By AS

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 04 day of December A.D., 2023, at 11:27 o'clock AM. Recorded in Book 2023 on Page 2335

A. Bahensky

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Once recorded, please return to:
Parker, Grossart & Bahensky, L.L.P.
PO Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

James L. Trambly and Karen J. Trambly, a married couple, GRANTORS, in consideration of estate planning, convey to GRANTEES, James Lee Trambly, Trustee of the James Lee Trambly Trust, dated May 29, 2008, and Karen J. Trambly, Trustee of the Karen J. Trambly Trust, dated May 29, 2008, as equal tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land beginning at a point 1528 feet West of the Southeast corner of the Southeast Quarter (SE¼) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, thence North 60 feet, more or less, thence West 150 feet, more or less, thence South 60 feet, more or less, and thence East 150 feet, more or less, to the point of beginning.

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

EXECUTED: November 28, 2023.

James L. Trambly

James L. Trambly

Karen J. Trambly

Karen J. Trambly

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on November 28, 2023, by James L. Trambly and Karen J. Trambly, a married couple.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30, 2025

Damon T. Bahensky

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2335	11/28/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002403900		307		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	31	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
13,840		19,415		33,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 1					
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		0.200					13,840	
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings				19,415	Non-AG TOTAL		0.200					13,840	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO TRUST	
Comments from	Comments:
002403900	

(Continue on back)

6640

Real Estate Transfer Statement

308

• 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. 3 Day 2 Yr. 2020		4 Date of Deed Mo. 12 Day 5 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janev K. Knehans, Webster County Treasurer Street or Other Mailing Address 621 N Cedar St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2877 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BASIL LAND HOLDINGS LLC Street or Other Mailing Address 13575 LYNAM DRIVE City OMAHA State NE Zip Code 68138 Phone Number (402) 502-1000 Email Address N/A			
		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"/>		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"/> 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"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<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 type="checkbox"/> Warranty	<input checked="" type="checkbox"/> Other Tax Deed
--	---	---	---	---	---	--

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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<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"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) Tax Deed
--	--	---	--	--	---

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 to 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?
\$38,120

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
305 NE Railway Street, Blue Hill, NE 68930

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 South Ninety-one (91) feet of Lot's Six (6), Seven (7) and Eight (8), Block Two (2), Original Town of Blue Hill, Webster County, Nebraska

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

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

BASIL LAND HOLDINGS LLC by Amber N. Stouffer (402) 502-1000

Print or Type Name of Grantee or Authorized Representative Phone Number

Amber N. Stouffer Authorized Agent 11/10/23

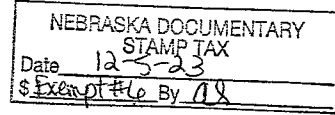
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 05 Yr. 2023	27 Value of Stamp or Exempt Number \$ Exempt #16	28 Recording Data BK 2023, Pg 23316

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

State of Nebraska } ss.
 County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Dec A.D., 2023, at 1:30 o'clock P. M. Recorded in Book 2023 on Page 2336
Abbey Haug County Clerk
10.00 Deputy
 Ind Comp Assessor Carded



(Space above this line for Recording Stamps)

TREASURER'S TAX DEED

Whereas, at a ...Public... Sale of real estate for the nonpayment of taxes, made in the county of ...Webster..., on the **2nd day of March 2020** A.D., the following described real estate situated in such county:

THE SOUTH NINETY-ONE (91) FEET OF LOT'S SIX (6), SEVEN (7), AND EIGHT (8), BLOCK TWO (2), ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA (PARCEL # 0000301300)

Was sold to **BASIL LAND HOLDNGS LLC**, for the delinquent taxes of the year... **2018...** and subsequent taxes for **2019, 2020, 2021, and 2022** paid on County Treasurer's Certificate of Public Tax Sale No. **PU202056** issued on the **2nd day of March 2020** A.D.

Whereas, the same not having been redeemed from such sale, and it appearing that the holder of the certificate of purchase of such real estate has complied with the laws of the State of Nebraska, necessary to entitle... **BASIL LAND HOLDINGS LLC....** to a deed of such real estate,

Now, Therefore, I, County Treasurer of...Webster..., in consideration of the premises, and by virtue of the statutes of the State of Nebraska in such cases made and provided, do hereby grant and convey unto, ...**BASIL LAND HOLDINGS LLC...**, his or her heirs and assigns, forever, the real estate hereinbefore described, subject, however, to any redemption provided by law.

Given under my hand and official seal on 5 day of December 2023, A.D.

Janet Knehans
 Janet Knehans, Webster County Treasurer



STATE OF NEBRASKA)
) SS
 COUNTY OF WEBSTER)

On this 5 day of December 2023, A.D., before me, a notary public, in and for such county, personally appeared the above named Janet Knehans, Treasurer of such county, personally known to me to be the treasurer of such county, at the date of the execution of the foregoing conveyance, and to be the identical person whose name is affixed to, and who executed the conveyance as treasurer of such county, and acknowledged the execution of the same to be his or her voluntary act and deed as treasurer of such county, for the purposes therein expressed.

Witness my hand and official seal this day and year last above written.



Katie Ord

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2336	3/20/2020	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000301300		308		4	12	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20005		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,570		34,550		38,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 918	Floor Sq. Ft. :
Building Cost New:		Cost : 93,680	Cost :
Single Family Style: 101		Residential Condition: 20	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 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 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:	
TREASURER'S TAX DEED; TAX SALE	
Comments from	Comments:
000301300	
(Continue on back)	

38670

Real Estate Transfer Statement

309

• 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. <u>11</u> Day <u>28</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>05</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Shelly M. Casares, Trustee Street or Other Mailing Address 376 E 400 South S, Ste. 300 City Salt Lake City State UT Zip Code 84111			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Freedom Mortgage Corporation Street or Other Mailing Address 951 Yamato Road City Boca Raton State FL Zip Code 33431		
Phone Number (801) 355-2886 Email Address info@hwmlawfirm.com			Phone Number (800) 220-3333		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"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address info@hwmlawfirm.com			Email Address info@hwmlawfirm.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"/> 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

<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 checked="" 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input checked="" 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"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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?
\$135,000

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
**641 W 6th Ave
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Freedom Mortgage Corporation
 951 Yamato Road
 Boca Raton, FL 33431**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.
 More Correctly Described As:
 The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, 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	22	\$	90,450.00
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	\$	90,450.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **3**

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.

Shelly M. Casares (801) 355-2886
 Print or Type Name of Grantee or Authorized Representative Phone Number
Shelly M. Casares Trustee 12/01/2023
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>5</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 3</u>	28 Recording Data <u>BK2023 Pg 2337</u>	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/05/23
\$ Ex003 By AS

Bk 2023, Pg 2337

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 05 day
of December A.D., 2023, at 03:27
o'clock PM. Recorded in Book 2023
on Pages 2337-2339



County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. NE21089

TRUSTEE'S DEED

This Deed is made Shelly M. Casares, Successor Trustee, under the Trust Deed described above, in favor of Freedom Mortgage Corporation, 951 Yamato Road, Boca Raton, FL 33431, as Grantee.

WHEREAS, Shelly M. Casares, is the Successor Trustee under a Trust Deed dated January 24, 2022, executed by Shane D. Banzhaf and Sara M. Meyers, as Trustor(s), in which Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Pinnacle Bank, its successors and assigns was named as the Beneficiary, and Pinnacle Bank as Trustee. The Trust Deed was filed for record on January 25, 2022, in Book 2022, at Page 237, and corrected pursuant to the Affidavit recorded on June 23, 2023, in Book 2023, at Page 1213, in the office of the Register of Deeds for Webster County, State of Nebraska; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default in this matter, and Freedom Mortgage Corporation, the current Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon at once immediately due and payable; and

WHEREAS, Shelly M. Casares was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded on May 1, 2023, in Book 2023 at Page 868-869 in the office of the Register of Deeds for Webster County, State of Nebraska; and

WHEREAS, Shelly M. Casares, as Successor Trustee under the Trust Deed, executed and recorded a Notice of Default as required by § 76-1006, which was recorded on August 28, 2023, in Book 2023, at 1684-1685, and that no later than ten days after the Notice of Default was filed for record, the Trustee mailed, by certified mail, a copy of the Notice of Default to all parties entitled to notice, pursuant to said Trust Deed and in compliance with § 76-1008 R.R.S. Nebraska; and

WHEREAS, that the Trustor failed to cure the default referenced in the Notice of Default within one month after filing of the Notice of Default; and

WHEREAS, the Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute his Notice of Trustee's Sale stating that as Successor Trustee, he would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as November 28, 2023, at 10:00 AM of said day, at the front steps of the Webster County Courthouse in the City of Red Cloud; and

WHEREAS, the Successor Trustee did cause a copy of the Notice of Sale to be published in The Red Cloud Chief, a newspaper having a general circulation in the county in which the property to be sold is situated, once a week for five consecutive weeks, commencing on October 18, 2023, and ending on November 15, 2023. The last publication being at least 10 days but not more than 30 days before the date the sale is scheduled; and

WHEREAS, the Successor Trustee did mail the Notice of Sale, no later than 20 days before the date of the sale, by certified mail, to the Trustor and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

WHEREAS, all applicable statutory provisions of the State of Nebraska and all of the provisions of the Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$90,450.00 paid by certified funds, or credit bid. Grantor complied with the requirements of the above-referenced Trust Deed and the requirements of § 76-1001 through § 76-1018 in the exercise of the sale of the real property described herein at the Trustee's Sale held on November 28, 2023.

NOW THEREFORE, this Deed is made by Shelly M. Casares, Successor Trustee, under the Trust Deed described above, in favor of Freedom Mortgage Corporation, 951 Yamato Road, Boca Raton, FL 33431, as Grantee the following real property legally described as follows:

The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

More Correctly Described As:

The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof. TAX # 000149000

Purportedly known as 641 W 6th Ave, Red Cloud, NE 68970 (the undersigned disclaims liability for any error in the address).

This Deed shall operate to convey to the Grantee, without right of redemption, Grantor's title and all right, title, interest and claim of the Trustor(s) and their successors in interest and of all persons claiming by, through or under them, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor(s) or their successors in interest subsequent to the executed of the Trust Deed.

This Trustee's Deed is subject to all easements, restrictions, or covenants of record which Grantor is not entitled to convey pursuant to § 76-1010.

The Trustee's Deed is exempt from the tax imposed by Nebraska Statute § 76-901 pursuant to § 76-902(24).

Dated this 5 day of December, 2023.

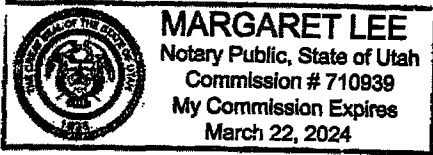
Halliday, Watkins & Mann, P.C.

Shelly M. Casares
Shelly M. Casares, Successor Trustee
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Telephone: 801-355-2886
File No. NE21089

STATE OF Utah)
) ss.
County of Salt Lake)

On this 5 day of December, 2023, before me, a Notary Public in and for said County and State, personally came Shelly M. Casares, the Successor Trustee to me to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be a voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



Margaret Lee
Notary Public

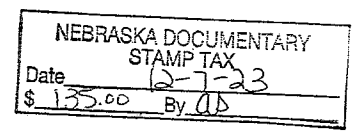
Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2337	11/28/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149000		309		4 04		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045			002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,915		91,145		93,060		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. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1872				Construction Date :						
Floor:				Floor Sq. Ft. : 1,428				Floor Sq. Ft. :						
Building Cost New:				Cost : 200,000				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				(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:														
TRUSTEE 'S DEED ; FORECLOSURE														
Comments from					Comments:									
000149000														
(Continue on back)														

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2366	11/15/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000138700	310	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		005	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,075	98,245	100,320		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. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1968				Construction Date :				
Floor:				Floor Sq. Ft. : 2,045				Floor Sq. Ft. :				
Building Cost New:				Cost : 211,085				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				(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:												
TRUSTEE 'S DEED												
Comments from						Comments:						
000138700												
(Continue on back)												

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 7 day
of Dec A.D., 2023, at 8:18
o'clock A.M. Recorded in Book 2023
on Page 2366
Anthony County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, **Krista K. Henderson, Successor Trustee, Charles D. Blackstone and F. Kay Blackstone Revocable Trust, under agreement dated June 20, 2007**, hereby conveys to GRANTEE

Krista K. Henderson,

the following described real estate in Webster County, Nebraska:

The South 20 feet of Lot 3, all of Lot 4 and the North One-Half (N1/2) of Lot 5, Block 5, LeDuc's Addition to Red Cloud, Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed this 30th day of November, 2023.

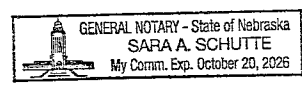
The Charles D. Blackstone and F. Kay Blackstone Revocable Trust under agreement dated June 20, 2007

Krista K Henderson
By: Krista K. Henderson
Its: Successor Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 30th day of November, 2023 by Krista K. Henderson, Successor Trustee of the Charles D. Blackstone and F. Kay Blackstone Revocable Trust.

Sara A. Schutte
Notary Public Sara A. Schutte



My Commission expires 10/20/2026

38370
67302

Real Estate Transfer Statement

311

•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. 11 Day 29 Yr. 23		4 Date of Deed Mo. 11 Day 29 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) C & D Service Center II, LLC Street or Other Mailing Address 117 S Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3601 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lonnie Schriener and Kenneth VanWey Street or Other Mailing Address 117 S Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3601 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"/> Email Address			

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

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

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

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

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

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

14 What is the current market value of the real property?
\$70,395

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
117 S Webster St
Red Cloud, NE 68970

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	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	\$	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 21.

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

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

11/29/23
Date

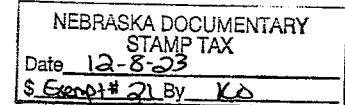
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 8 Yr. 23	27 Value of Stamp or Exempt Number \$ Exempt #21	28 Recording Data BL 2023, Pg 2367

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

Lots One (1) through Thirty-four (34) inclusive, Block One (1), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska; and

All of that tract of land lying North of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows:

A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section Line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway, except the East 40 feet of Webster Street as originally platted and highway right-of-way conveyed to the State of Nebraska by Deed recorded in Book 29, Page 234).

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 8 day
of Dec A.D., 2023, at 9:47
o'clock A M. Recorded in Book 2023
on Page 2367-2369
Nobay Harig County Clerk
22-00 LD Deputy
ind Comp Assessor Carded**WARRANTY DEED**

C & D Service Center II, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Lonnie Schriner, a married person, an undivided one-half interest, and Kenneth VanWey, a married person, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Thirty-four (34) inclusive, Block One (1), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska; and

All of that tract of land lying North of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows:

A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section Line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway, except the East 40 feet of Webster Street as originally platted and highway right-of-way conveyed to the State of Nebraska by Deed recorded in Book 29, Page 234).

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


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


(2) has legal power and lawful authority to convey the same;

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

Executed November 29, 2023.

C & D Service Center II, LLC


Kenneth VanWey, Member

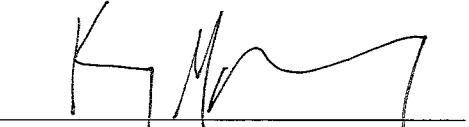

Lonnie Schriener, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 29,
2023, by Kenneth VanWey and Lonnie Schriener, members, on behalf of C & D Service
Center II, LLC.

Comm. expires _____




Notary Public

BOOK 2023 PAGE 2369

STATEMENT OF AUTHORITY

Pursuant to the Nebraska
Uniform Limited Liability Company Act § 21-127.

1. This Statement of Authority is for the limited liability company:

C & D Service Center II, LLC,

and the street and mailing address of its designated office is:

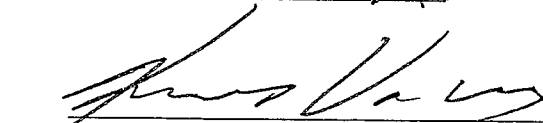
117 S Webster St, Red Cloud, NE 68970.

2. The officer(s) or members **authorized** and **required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, are:

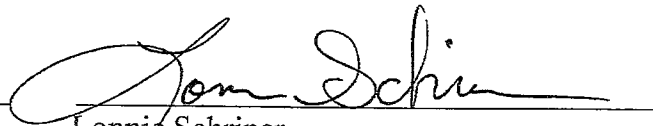
Kenneth VanWey and Lonnie Schriener.

3. The undersigned understand that this Statement of Authority will be filed in the office of the Nebraska Secretary of State.

Executed November 29, 2023.



Kenneth VanWey

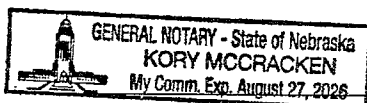


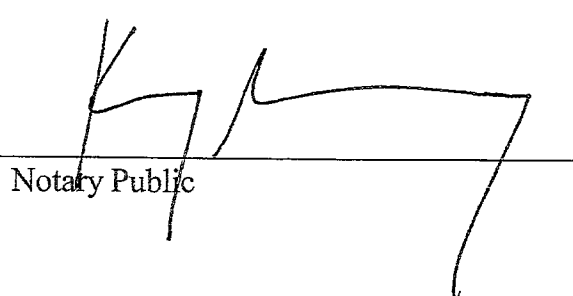
Lonnie Schriener

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 29, 2023, by Kenneth VanWey, Member, and Lonnie Schriener, Member, on behalf of C & D Service Center II, LLC.

Comm. expires





Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2367	11/29/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000146100		311		4 13		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10035			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
26,260		70,265		96,525		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 4					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements : 4						
Construction Date:				Construction Date :				Construction Date : 2009						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 280						
Building Cost New:				Cost :				Cost : 3,830						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 124 Other1: 353 Other2: 528						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 5						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(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:														
WD; TRANSFER WITH PARTNERSHIP														
Comments from				Comments:										
000146100 001800502														

(Continue on back)

Real Estate Transfer Statement 312

• 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. 11 Day 29 Yr. 23		4 Date of Deed Mo. 11 Day 29 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonnie and Shannon Schriener, Kenneth and Debra Van Wey Street or Other Mailing Address 117 S Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3601 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) C & D Service Center III, LLC Street or Other Mailing Address 117 S Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3601 Email Address			
				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				(C)
<input checked="" 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 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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Contribution</u>	

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 to 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?
\$70,395

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
**117 S Webster St
Red Cloud, NE 68970**

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

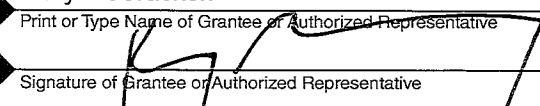
21 If agricultural, list total number of acres transferred in this transaction _____

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

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 **Kory McCracken**
Print or Type Name of Grantee or Authorized Representative


Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

11/29/23
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 8 Yr. 21	27 Value of Stamp or Exempt Number \$ 159.75	28 Recording Data BL 2023, Pg 2370	

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

Lots One (1) through Thirty-four (34) inclusive, Block One (1), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska; and

All of that tract of land lying North of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows:

A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section Line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway, except the East 40 feet of Webster Street as originally platted and highway right-of-way conveyed to the State of Nebraska by Deed recorded in Book 29, Page 234).

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 8 day of Dec A.D., 2023, at 9:49 o'clock A M. Recorded in Book 223 on Page 2370-2371
Adony Harig County Clerk
KLCO KL Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-8-23
\$ 159.75 By KL

WARRANTY DEED

Lonnie Schriner and Shannon Schriner, husband and wife, and Kenneth VanWey and Debra VanWey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to C & D Service Center III, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Thirty-four (34) inclusive, Block One (1), Kaley and Jackson's Addition to the City of Red Cloud, Webster County, Nebraska; and

All of that tract of land lying North of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows: A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section Line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway, except the East 40 feet of Webster Street as originally platted and highway right-of-way conveyed to the State of Nebraska by Deed recorded in Book 29, Page 234).

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

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

Executed November 29, 2023.

Lonnie Schrin
Lonnie Schriner

Kenneth VanWey
Kenneth VanWey

Shannon Schrin
Shannon Schriner

Debra VanWey
Debra VanWey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 29,
2023, by Kenneth VanWey and Debra VanWey, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 29,
2023, by Lonnie Schriner and Shannon Schriner, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2370	11/29/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000146100		312		4 13		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491				00	0	10035		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
26,260		70,265		96,525		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 4					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements : 4
Construction Date:	Construction Date :	Construction Date : 2009
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 280
Building Cost New:	Cost :	Cost : 3,830
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 124 Other1: 353 Other2: 528
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 5
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input checked="" type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(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:	
WD ; CONTRIBUTION WITH PARTNERSHIP	
Comments from	Comments:
000146100 001800502	
(Continue on back)	

Real Estate Transfer Statement

313

• 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. <u>12</u> Day <u>04</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>04</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathy J. Babcock & Ronald K. Babcock Street or Other Mailing Address 30571 Road B City Glenvil State NE Zip Code 68941 Phone Number (402) 469-7241 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathy J. Babcock & Ronald K. Babcock Street or Other Mailing Address 30571 Road B City Glenvil State NE Zip Code 68941 Phone Number (402) 469-4241 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			

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"/> 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"/> 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 checked="" type="checkbox"/> Warranty

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

<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"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to 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 checked="" type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$705,000

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
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kathy & Ronald Babcock
30571 Road B
Glenvil, NE 68941

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North Half (N1/2) of Section Twenty-four (24), Township Two (2), Range Nine (9) 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	\$	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 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.

Mark A. Beck (402) 463-4500
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title 12/4/2023
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>11</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2023, Pg 2380</u>

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 11 day
 of Dec A.D., 2023, at 11:34
 o'clock A.M. Recorded in Book 2023
 on Page 2380
Abbey Hana County Clerk
10.00 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 12-11-23
 \$ Exempt By AD

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

WARRANTY DEED

KATHY J. BABCOCK and RONALD K. BABCOCK, Wife and Husband, GRANTOR, in consideration of LOVE AND AFFECTION, received from GRANTEE, KATHY J. BABCOCK and RONALD K. BABCOCK, Wife and Husband, conveys to GRANTEE as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half (N^{1/2}) of Section Twenty-four (24), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed this 4th day of December, 2023.

Kathy J. Babcock
 Kathy J. Babcock

Ronald K. Babcock
 Ronald K. Babcock

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 4th day of December, 2023, by Kathy J. Babcock and Ronald K. Babcock.

GENERAL NOTARY - State of Nebraska
 RENAE B. HULL
 My Comm. Exp. November 11, 2026

Rena B Hull
 Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2380	12/4/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001111200		313		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	24	2	00000	1	000	1495		
Land		Improvements		Total		Date of Sale Property Classification Code								
658,305				658,305		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	144.800		202,720				
	1A	35.800		194,750			1G							
	2A1						2G1	39.900		55,860				
	2A	4.000		20,920			2G	15.800		22,120				
	3A1						3G1							
	3A						3G							
	4A1						4G1	7.500		7,500				
	4A	4.000		19,960			4G							
DRYLAND	1D1	15.000		39,000		Shelterbelt/Timber								
	1D	1.200		3,120		Accretion								
	2D1					Waste		7.000		1,960				
	2D	31.000		70,835		Other								
	3D1					AG LAND TOTAL		318.000		658,305				
	3D					Roads		2.000						
	4D1	12.000		19,560		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; ADD SPOUSES NAME TO PROPERTY	
Comments from	Comments:
001111200	

(Continue on back)