Good Life, Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM** 

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

521

The deed t	will not be recorded unless this	statemen	t is signed and items 1-	25 are accura	tely complete	d.
1 County Name	2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
Webster	91		Mo. 11 Day 02	Yr. 2023	Mo. <u>11</u>	Day 02 Yr. 2023
5 Grantor's Name, Address, and Telep	hone (Please Print)		6 Grantee's Name, Addres	s, and Telepho	ne (Please Print	)
Grantor's Name (Seller)	hand and wife		Grantee's Name (Buyer)			
Kyle J. Bryan and Kelsey Bryan, hus Street or Other Mailing Address	band and wile,	***************************************	Jodi C. McCleary and Du Street or Other Mailing Add		у	
235 S University Street			3051 T Road			
City Guide Rock		Code 3942	Сity Lebaпon		State Kansas	Zip Code 66952-5591
Phone Number 402-705-6788			Phone Number 4027463872		a 501 (c)(3) orga rantee a 509(a) f	
Email Address WA			Email Address			
7 Property Classification Number. Cl	neck one box in categories A and B,	Check C if	<u> </u>	юте.		
(A) Status		(B)	Property Type			(C)
Improved Single Fa	amily Industrial		Mineral Interests-Nonproc	ducing	State Assess	ed Mobile Home
Unimproved Multi-Fan	nily Agriculturai		Mineral Interests-Producion	ng	Exempt	_
Ommen Commen	cial Recreational					
8 Type of Deed Conservator	☐ Distributio	on Lar	nd Contract/Memo Parti	tion 📗	Sheriff	Other
Bill of Sale Corrective	Easemen	ıt 🔲 Les	ese Pers	onal Rep. 🔲	Trust/Trustee	
Cemetery Death Certifica	te - Transfer on Death Executor	☐ Min	reral Quit	Claim 🕎	Warranty	
9 Was transfer part of IRS like-	10 Type of Transfer Distribution	Forect	csure Irrevocable Trust	Revocable T	rust	Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easement	Gift	Life Estate	∐-Sale		Trustee to Beneficiary
☐ Buyer ☐ Seller ☐ No	Court Decree Exchange	Granto	or Trust Partition	Satisfaction	of Contract	Other (Explain)
11 Was ownership transferred in full? (If	No, explain the division.)				for same use? (	If No, state the intended use.)
Yes No			LYes	No		······································
13 Was the transfer between relatives, o	r if to a trustee, are the trustor and ben	reficiary rela	tives? (If Yes, check the appr	opriate box.)	The state of the s	
Yes Vivo Aunto	r Uncle to Niece or Nephew 🔲 Far	mily Corp., P	artnership, or LLC 🔲 S	Self		Other
☐ Brothe	ers and Sisters	andparents a	and Grandchild S	pouse		
Ex-spc	ouse Par	rents and Ch	nild 🔲 S	Step-parent and	Step-child	
14 What is the current market value of th	e real property?		15 Was the mortgage assu	med? (If Yes, sta	ite the amount a	nd interest rate.)
85,000 °			Yes No	\$		%
16 Does this conveyance divide a curren	t parcel of land?		17 Was transfer through a of the agent or title com	real estate agent pany contact.)	or a title compar	ny? (If Yes, include the name
18 Address of Property			19 Name and Address of P			· , , - , · · · · · · · · · · · · · · ·
233 North Franklin Street			Jodi C. & Dustin R. M			Conduct be both
Red Cloud, NE 68970			233 North Franklin Str	•		
18a No address assigned 18b	☐ Vacant land		Red Cloud, NE 68970			
20 Legal Description (Attach additional p.			- Wa Global, 112 00010			
• • • • • • • • • • • • • • • • • • • •	d Eight (8), Block Six (6), and the Ea	act Half /E1	12) of usested allow shutting	a said Late Fire	n (6) Cir.(6) Ca	upo (7) and Field (0)
Block Six (6), Platt's Addition to Re	d Cloud, Webster County, Nebraska	asi ⊓ali (⊏ i 1.	iz) or vacated alley abuttil	IG SAID LOIS FIVE	e (0), SIX (6), SE	even (7) and Eight (8),
• •	•					
Mail 15 a martin 10 and 10 at 1 and 1						
21 If agricultural, list total number of acre	s transferred in this transaction	<del></del>	<del></del> ·			
22 Total purchase price, including a	ny liabilities assumed			, * MANUAR	. 22 \$	
23 Was non-real property included in:	•	* * * 1 * 1 * 1			. 22	85,000.00
	follar amount and attach itemized l	list ) (see i:	netructione)		. 23 \$	
					2	A CONTRACTOR AND A CONT
24 Adjusted purchase price paid for	real estate (line 22 minus line 23)	)		• • • • • • • • • • •	. 24	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 the	his statemer	it and that it is, to the best of	f mv knowledae	and belief true	complete and
correct, and that Lam duly	authorized to sign this statement.		,	,ge	,,	
Jenniter 1	n Jensen					<u> 402-879-434</u>
sign Print or Type Name of Gra	antee or Authorized Representative		$\alpha \cup \overline{\beta}$	-11 A	1-	Phone Number
	n genten		Closing/7	itle H	gent	11-2-2023
here Signature of Grantee or A	uthorized Representative	-	Title		,	Date
	Register of Deed	's Use On	ly			For Dept. Use Only
26 Date Deed Recorded	ACMIDICAL OF DECK		17			I I OU DED TOOK OUT A
	27 Value of Stamp or Exempt Number		•	$\cap$		
リーションス	27 Value of Stamp or Exempt Number		28 Recording Data	Pani	<u>م</u>	
Mo. 11 Day 2 Yr. 23  Nebraska Department of Revenue	27 Value of Stamp or Exempt Number		•	G 201	Authorized by No.	o, Rev. Stat. §§ 76-214, 77-1327(2)

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/02/23 \$ 191.25 By AS

Bk 2023, Pg 2012

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

BirdlysottA

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 GRANTEES, JODI C. MCCLEARY and DUSTIN R. MCCLEARY, wife and husband, 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 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 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;
- 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. Sryan
Kelsey Bryan J Byyn
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.
Sed on Senson

GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2026

(SEAL)

ublic Notary Signature

ennite Print Name

My Commission Expires: \_

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date						S	choo	I Dis	str	ict Cod	е	-				
91	20	23	2012		11	/2	/2023	Base:	91	-0	002	1	Affi	iliate	d:			U	nif	ied:			
Location	ID	Sale	Number	1	Useabi	lity	& Code#					*		Par	rcel N	Nu	mber						
0001661	.00		277		1			GeoCde	ı	Cwn	Rn	g	Sec	ct	Qrt		Subdiv	Are	a	Blk	P	arcel	
	D	ate of S	ale Assesse	d Va	alue			4491					00	0	0	1	.0105			006	0	000	
Land		Imp	rovements			To	otal			]	Date of Sale Property Classificat							atio	tion Code				
2	,305		64,55	0			66,855	Status		Pī	roperty Type Zoning						Location	ocation City Size				cel Size	
Assessor Lo	cation:	RED	CLOUD (	RC)	)		•	A) 1		В)	0	1		C)	1		D) <b>1</b>	Е	)	6	F)	2	
							Residentia		'							(	Commer	cial					
	Mul	tiple Im	provements:	Mu	ıltiple. In	prov	ements.:				Multip	ole. I	ĺmpro	oveme	ents.:								
		Constr	uction Date:	Coı	nstruction	n Dat	e: <b>19</b>	68			Const	ructi	on D	Date:									
		-,	Floor:	Flo	or Sq. Ft	.:	1,0	40			Floor	Sq. I	Ft. :										
			g Cost New:	Cos	st:		145,0	60			Cost:												
Single Family				1			ondition: 3	0					cial	Occ			Code:						
(100)		ne		<del>1 – –</del>	0) 🗆		orn Out				Prima						r1:			Other2:			
(101) 🙀 One	-			(2)			dly Worn										n Class:						
(102) □ Two				(30		Go	erage				(1)						tural Stee icrete Fra		me				
(103) 🗆 Spi.				(50			ry Good			$\dashv$	(2)						ng Walls	nne					
(111)  Bi-l	·			(60			cellent				(4)						Framed F	Ext V	Vall	s			
(106) □ Oth			7.10.0		<del>-/ _</del>						(5)						d Walls						
Townhouse or	· Duples	Style:		Re	sidentia	ıl Q	uality: 20				(6)		Po	le Fra	ame								
(301) 🗆 One	e Story			(10	0) 🛮	Lo	w				Cost	Ran	ık:	4			(	Cond	litio	n:			
(302) 🗆 Two	Story			(20	0) 🙀	Fai	ſ				(10)		Lo	W			(	(10)		Worn	Out		
(307) 🗆 11/	2 Story			(30	0) 🗆	Av	erage				(20)		Av	verage	9		(	(20)		Badly	Won	a	
(308) 🗆 Spli				(40	0) 🗆	Go					(30) ☐ Above Average (30) ☐ Avera						ge						
(309) 🗆 21/				<u> </u>	0) 🗆		ry Good				(40)		Hiş	gh				(40)		Good			
(304) 🗆 One				(60)   Excellent						(50) □ Very Good (60) □ Excellent													
(305) □ Two				<u> </u>													(	60)		Excell	ent		
Assessor's					•	_	•				····												
Assessor Co	mment	s and R	leason for A	Adju	stmen	t <b>:</b>																	
JTWD																							
							77 <u>Geo</u>																
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Comments f	rom								Coı	mp	ients:												
000166	100																						
									-														
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			.,				······································													(Conti	nue o	n back)	

### 1746 30 NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

278

FORM **521** 

Good Life. Great Service.		e filed with t								•		521			
DEPARTMENT OF REVENUE		ditional space													
d Carrela Nama	The deed w	<del>,</del>		less this s	tatemen	I is signe			b are accu	rately completed 4 Date of Dee					
1 County Name Webster		2 County Nui 91	nder						v- 2023	Mo 11	Day 92	/ 2 vr 2023			
5 Grantor's Name, Address, and Telephone (Please Print)						3 Date of Sale/Transfer 4 Date of Deed  Mo. 11 Day 02 Yr. 2023 Mo. 11 Day 92 Yr. 2023  6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)						Grantee's			,						
Jill M. Ping and Matthey		nd husband,				Kyle Bry									
Street or Other Mailing Ad 606 Road 2000	oress					Street or 233 N Fr			985						
City Guide Rock		State Nebrasi	ica.	Zip C 689		City Red Clou	ıd			State Nebraska		Zip Code 68970			
Phone Number		Mentasi	Na .	003-	72	Phone No				tee a 501(c)(3) or	ganization?	Yes 4			
(402)975-7500		***************************************				(402)705			If Yes, is th	e grantee a 509(a	a) foundatio	n? Yes 다			
Email Address jillmarie2214@gmail.com	m					Email Adı	WA								
7 Property Classificatio	n Number. Ch	eck one box ir	categories	s A and B. C	heck C if	property i	aiso a n	nobile ho	me.						
(A) Status					(B)	Property	Туре					(C)			
☑ Improved	Single Far	-	Industr			=	interests-	-	_	State Asse	essed	Mobile Hor			
Unimproved	Multi-Fam	•	Agricult			_ Mineral	Interests-	Producing	3	Exempt					
☐ IOLL	Commerc	ial	Recrea		<del></del>		A i	70.00		Tour ar					
= =	Conservator Corrective		F	Distribution Easement	Lar Lea	id Contract	iviemo (	Partiti	nal Rep.	Sheriff Trust/Trustee	∐ Othe	»r			
<del></del>		le – Transfer on	Death -	Executor	Min			Quit C		Warranty					
		10 Type of Tra		Distribution	Forech		Irrevocab		Revocab		Transfer	on Death			
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	3. § 1031	Auction	=	asement	☐ Gift	=	Life Estat		≟ Sale			to Beneficiary			
	ller UNa	Court De	ecree   E	xchange	=		Partition	j			Other (E	•			
11 Was ownership transfe		No, explain the	divîsion.}			No. res				sed for same use	? (If No, sta	ate the intended u			
Yes No							-   l	√Yes	No_		<del></del>				
13 Was the transfer between	_				-			-							
∐ Yes ∐No	=	r Uncle to Niece	or Nephaw	=	• •	artnership,		∐ s₁			Other				
	=	rs and Sisters		=	•	and Grando	hild		oouse						
4 14 14 14 14 14 14 14 14 14 14 14 14 14	Ex-spo			Parer	nts and Ci				• •	nd Step-child					
14 What is the current man		в гези ргорепту?				15 Wast				, state the amount	t and intere	st rate.)			
140,00		namel of land?	· · · · · · · · · · · · · · · · · · ·					No No	\$	rent or a title mon	manu? (If Vo	s, include the nar			
Yes And	217,000 0 001,011	percer or lend:				of the	agent or	title comp	any contact	Yes Ke	The W	Mans 1			
18 Address of Property						19 Name	and Add	ess of Pe	rson to Who	om the Tax Statem	nent Should	be Sent			
235 S University Stre						Kyle	& Kelsey	Bryan							
Guide Rock, NE 689	42					235	3 Univers	ity Stree	t						
18a No address assig	ned 18b	Vacant lan	d			Guid	Rock, N	IE 68942	2						
20 Legal Description (Attac	ch additional pa	ages, if needed.	)												
SEE LEGAL DESCR	PTIONATTAC	HED HERETO	AND MAD	EAPARTH	IEREOF										
21 If agricultural, list total r	umber of acres	s transferred in	this transac	tion		·									
22 Total purchase price	e. including a	nv liabilities a	ssumed							22  \$	140,000	7.00			
23 Was non-real proper	_	•								\$	140,000	3.00			
		ollar amount :		itemized lis	st.) ( <u>see i</u>	nstructio	<u>ns</u> )			23 🔭					
24 Adjusted purchase	orice paid for	real estate (li	ne 22 min	us line 23)		,,,,,,,		<i></i> .		24 \$	140,00	0.00			
25 If this transfer is exe								e boet o		dge and belief, tr	uo aomalo	to and			
		authorized to s			s stateme	it and mai	it is, io u	ie desi o	i my knowie	uge and belief, if	ue, comple	te, and			
Je,	nniter	MJ	ensen						The state of the s		402-	877-434			
sign Print or Tve	e Name of Gra	intee or Authori	zed Repres	entative	_	OI		1	41.	1 1	. Pl	none Number			
	<u> </u>	200	MIL			<u>Ua</u>	119.	///:	rie f	toent		11- Z- ZO			
here signature	gr⊲rantee or A	uthorized Repre	esentative			itle	_				Da	ate			
	THE CONTRACT OF THE CONTRACT O		Registe	r of Deed's	Use Or	ıly					Fo	or Dept. Use Onl			
26 Date Deed Recorded	~ ~	27 Value of St		mpt Number		28 Recor	ding Data	, \ /	)	220					
	_Yr. <u>23</u>	\$ 319	٥,٠٠٠				<u>K20</u>	15.t	1 2C	<del></del>					
Nebraska Department of Reven	ue				· <u></u>		-	1		Authorized by	Neb. Rev. Str.	at. 56 76-214, 77-132			

#### **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.

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NEBRASKA DOCUMENTARY STAMP TAX Date: 11/02/23

\$ 315.00 By AS

Bk 2023, Pg 2028

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

BirdlysellA

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 onehalf 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:

- 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 15th day of November 2023.

Jili W. Ping

Matthew Ping

STATE OF NEBRASKA	) )ss.
COUNTY OF NUCKOLLS	)
The foregoing instrum wife and husband, on the	ent was acknowledged before me by Jill M. Ping and Matthew Ping, day of2023.
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2026 (SEAL)	Public Motary Signature  Jennifer M Jensen  Print Name My Commission Expires: 6-19-2026

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		\$	Sale Date					S	choo	l Dis	trict (	Code					
91	20	23	2028		11	/2/2023	Base:	65.	-00	011	Aff	iliate	d:			Unif	ied:			
Location	D	Sale	Number	τ	Jseabil	ity & Code#			-			Par	cel N	lumb	er					
0006139	900		278		1		GeoCde	Т	wn	Rng S		ct	Qrt	Subo	div	Агеа	Blk	P	arcel	
	D	ate of S	ale Assessec	l Va	lue		4487				0	0	0	400	15		001	00	000	
Land		Imp	rovements	s Total					$\mathbf{L}$	Date of Sale Property Classification Code										
18	,730		56,11	0		74,840	Status		Pro	operty Ty	ре	Zor	ning	Loc	cation	Cit	y Size	Parc	cel Size	
Assessor Lo	cation:	GUID	E ROCK	(GR	 t)		A) 1		B)	01		C)	1	D)	1	E)	7	F)	3	
						Residentia	I							Com	ımerc	ial				
	Mul	tiple Im	provements:	Mul	ltiple. Im	provements.:				Multiple.	Impr	oveme	nts.:	•						
		Constr	uction Date:	Cor	struction	Date: 19	19			Construct	ion I	Date :								
			Floor:	Floe	or Sq. Ft.	: 1,5	12			Floor Sq.	Ft. :									
		Buildin	ig Cost New:	Cos	at:	184,2	70			Cost:										
Single Family	Style:	104		Re	sidentia	l Condition: 2	5			Comme	rcial	Occu	ıpanc	y Cod	le:					
(100) □ Mo	bile Hon	ne		(10	)) 🗆	Worn Out				Primary:			Otl	her1:		(	Other2:			
(101) 🗆 On				(20	<del></del>	Badly Worn			_	Comme	rcial	Cons	struct	ion C	lass:					
(102) 🗆 Tw				(30		Average				(1)	Fi	reproc	of Stru	ıctural	l Steel	Frame				
(103) 🗆 Spl			<u> </u>	(40		Good			4	. ,				oncret		ne				
(104) 📮 1 1/				(50		Very Good			_					ring W						
(111) 🗆 Bi-l				(60	)) 🗆	Excellent			-							ct. Wal	ls			
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### NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

279

FORM **521** 

 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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Gregory L. Simpson, Successor Tr Simpson Family Trust Grantee's Name (Buyer) Dennis Shipman, Tr of Dennis Shipman Rev Liv Tr Street or Other Mailing Address 1062 Road F Street or Other Mailing Address 1518 Heritage Drive Zip Code 68970 City Red Cloud Zip Code 68901 Hastings Phone Number (402) 297-3969 Is the grantee a 501(c)(3) organization? ✓ No Yes If Yes, is the grantee a 509(a) foundation? Yes 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home **✓** Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$376,416 **✓** No Yes 16 Does this conveyance divide a current parcel of land? 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 Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) 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+-22 376.416<sup>l</sup>.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 376,416,00 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 (402) 297-3969 Print or Type Name of Grantee on Authorized Representative Phone Number sian Grantee 2023/چی /11 Signature of Grantee or Authorized Re here Register of Deed's Use Only For Dept, Use Only Value of Stamp or Exempt Number \$ QUR 25 26 Date Deed Recorded 28 Recording Data 2 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

	воок <u>2023</u> раде <u>204</u>
State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
TRUSTEE'S DEE	ED
Gregory L. Simpson, Successor Trustee of the Simpson F	amily Trust, GRANTOR, in
consideration of One Dollar (\$1.00) and other valuable co	onsideration received from GRANTEE,
Dennis Shipman, Trustee of the Dennis Shipman Revocat	ble Living Trust, conveys to
GRANTEE, the following described real estate, (as define	ed in Neb. Rev. Stat. 76-201):
The Northeast Quarter (NE½) of Section Twenty-one (21) West of the 6 <sup>th</sup> P.M., Webster County, Nebraska, EXC Nebraska as recorded in Deed Book 29, Page 568 and Book	CEPT tract conveyed to the State of
Subject to easements and restrictions of record	
GRANTOR covenants with GRANTEE that GRANTOR:	
(1) is lawfully seised of such real estate and t	that it is free from encumbrances;
(2) has legal power and lawful authority to co	onvey the same;
(3) warrants and will defend title to the real e GRANTOR.	estate against any acts of the

Executed November 3, 2023.

) )ss.

Notary Public

Gregory L. Simpson, Successor/Trustee

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

STATE OF NEBRASKA

My Commission Expires:

COUNTY OF Webster

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	e Date				*	S	cho	ol Dis	tri	ict Code	:				
91	20	23	2045		11/3	3/2023	Base:	Base: <b>65-001</b>			Aff	iliate	ed:			Unif	ied:			
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	D	ate of S	ale Assessed	Valu	ue		4487		1	9	2:	1	1	0	0000	1	000	06	645	
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	Mu	ltiple Im	provements:	Multi	ple. Impro	vements.:				Multiple.	Impr	ovem	nents.:							
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			Floor:	Floor	Sq. Ft. :					Floor Sq.	Ft. :									
		Buildin	g Cost New:	Cost	:					Cost:										
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(102) 🗆 Tw				(30)  Average					<ul> <li>(1) ☐ Fireproof Structural Steel Frame</li> <li>(2) ☐ Reinforced Concrete Frame</li> </ul>											
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### 73270 13465 73535 NEBRASKA

### **Real Estate Transfer Statement**



For Dept. Use Only

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

**FORM** Good Life. Great Service •To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE · 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. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2023 Mo. 09 Day 15 15 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Grantee's Name (Buyer) Kolleen Kay Grams Street or Other Mailing Address See Attached Street or Other Mailing Address P. O. Box 151 City Campbell City Zip Code Zip Code 68932 Phone Number 8109 Is the grantee a 501 (c)(3) organization? Phone Number (402) 756-8109 Yes If Yes, is the grantee a 509(a) foundation? 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Minera Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate Easement Gift Sale Exchange) by buyer or seller? Trustee to Beneficiary Seller No Court Decree Buyer Exchange Partition Satisfaction of Contract Other (Explain) End Life Estate 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No ✓ 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$843.892 **₩** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V 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 18a No address assigned 18b Vacant land Campbell, NE 68932 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  $0^{1}00$ 23 Was non-real property included in the purchase? 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 sian Attorney 11/5/2023 Date Register of Deed's Use Only

27 Value of Stamp or Exempt Number

26 Date Deed Recorded

Day <u>6</u>

28 Recording Data

#### 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. 2<sup>nd</sup> 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 (NE¼) of Section Six (6), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S½SW¼) of Section Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska.

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NEBRASKA DOCUMENTARY STAMP TAX Date: 11/06/23

\$ Ex05a

By AS

Bk 2023, Pg 2051

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

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 (NE¼) of Section Six (6), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S½SW¼) of Section Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> 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 Diamo

Kim Grams.

Cristy S. Mulana, Cristy G. Malanax.	Incia D. Eschliman.
Olan Schlman	Cathy R. Jacobsen.
Alan Eschliman.  Link K. Anwiler.	Kolleen Kay Grams.  Kolleen Kay Grams.
STATE OF NEBRASKA ) ) ss.	
COUNTY OF FRANKLIN )	
The foregoing instrument was a Grams, husband of Kim Grams.  GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2026	cknowledged before me on September 15, 2023 by Scot  Hom C. Shlukli  Notary Public.
STATE OF NEBRASKA )  [ZUFFALO ) ss.  COUNTY OF FRANKLIN )  The foregoing instrument was a Kim Grams, wife of Scot Grams.	cknowledged before me on November 4, 2023 by
A LESSLIE LIZBETH IBARRA  Notary Public - State of Kansas  My Appt. Expires & 1 2027	Notary Public.  GENERAL NOTARY - State of Nebraska
STATE OF KANSAS ) ) ss. COUNTY OF <u>Seward</u> )	HENRY C. SCHENKER My Comm. Exp. June 16, 2026
The foregoing instrument was as Cristy G. Mulanax, a married person an	d resident of the State of Kansas.  Notary Public.
STATE OF NEBRASKA ) ) ss. COUNTY OF <u>BUFFALO</u> )	
The foregoing instrument was ac Tricia D. Eschliman and husband Alan	cknowledged before me on <u>November 4</u> , 2023 by Eschliman.
GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Copyr Fig. type 16, 2026	Heren C. Schenken Notary Public.

STATE OF ARIZONA )
COUNTY OF Mancopa ) ss.
The foregoing instrument was acknowledged before me on Geptember 26, 2023 by Cathy R. Jacobsen, a single person.  ROBIN B. BRIN Notary Public Commission Number 654988 Expires: September 24, 2027 Maricopa County  Notary Public.
STATE OF NOTH Dakota )
COUNTY OF SHURMON ) ss.
The foregoing instrument was acknowledged before me on Ordober 20, 2023 by Cindy K. Anwiler, a married person and resident of the State of North Dakota.
Notary Public State of Roseth Database Notary Public. 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.
GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2026  Notary Public.

### Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date Date	School District Code												
91	202	23	2051	9/15	/2023	Base: (	01-01	.23	Affi	liated:		Unit	ied:					
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number												
0025059	900		280	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of S	ale Assessed	Value	4129	4	12	6	1	00000	1	000	0000					
Land		Imp	rovements	To	otal		D	ate of	Sale	Property	Classific:	ation Code						
624	,480			(	524,480	Status Property Type			ре	Zoning	Location	Cit	y Size	Parcel Size				
		Irrigat	ion Type:			A) 2	B)	05		C) 5	D) 3	E)	0	F) 10				
LCG	· · · · · · · · · · · · · · · · · · ·	£	ACRES:	VAI	.UE:		LCG			ACR	ES:	. !	VAL	UE:				
IRRIGATE	RIGATED 1A1 3.760				20,455	GR	ASSLA	ND 10	GI	3	4.350			48,090				
	1A 20.970 114,075							1	ιG		8.780			12,165				
	2A1							20	G1	2	4.420			34,190				
	2A		25.900	1	.35,455			2	2G									
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	3A							3	3G									
_	4A1							40	G1									
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DRYLANE	) 1D1					\$	Shelterb	elt/Timb	рег									
	1D		31.180		81,065			Accreti	on		0.770							
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	2D		30.970		70,765	· · · · · · · · · · · · · · · · · · ·		Oth										
V-0	3D1					AG L	AND '	ГОТА	$\mathbf{L}$	26	6.050		6	24,480				
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	Dwellings Outbuildings					**		Oth										
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD; END LIFE ES	TATE
Comments from Comm	ments:
002505900 002500800 002501800	
	(Continue on back)

### 65505 65510 NEBRASKA

### **Real Estate Transfer Statement**

**FORM** 521

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

	t 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 06 Yr. 2023 4 Date of Deed  Mo. 11 Day 06 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Timothy W Alber, PR Estate of Gerald M Alber, Dec'd	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 State Zip Code 68930	City State Zip Code 68930
Phone Number (402) 984-0129	Phone Number (402) 984-0129 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	<u> </u>
	Property Type (C)
✓ Improved       ☐ Single Family       ☐ Industrial         ☐ Unimproved       ☐ Multi-Family       ✓ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Hom  Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)  'artnership, or LLC Self Vother Estate distribution  and Grandchild Spouse
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.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$
Yes No	of the agent or title company contact.) Yes V
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	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (see is 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	4.5
	number  It and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee of Authorized Representative	(402) 746-3613 Phone Number
Sign Signature of Grantes of Authorized Representative	Attorney //
liele	
Register of Deed's Use On  26 Date Deed Recorded  27 Value of Stamp or Exempt Number	28 Recording Data
Mo. Day Yr. S EXChapt #15	BK 2023 1g 2055  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	~

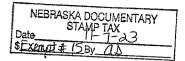
The Northwest Quarter (NW¼) of Section Thirteen (13), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

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;

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 3, at 10:07 o'clock A.M. Recorded in Book 20 3 on Page 2055

Oblight The County Clerk 10.00 Deputy Ind Comp Assessor Carded



### 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 \_\_\_\_\_\_\_, 2023.

ESTATE OF GERALD M. ALBER, DECEASED.

Timothy W. Alber, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

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

DAVID B. GARWOOD

My Comm. Exp. December 2. 2026

COMM. Exp. December 2. 2026

David B. Garwood, Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date	School District Code													
91	20	23	2055	11/6	/2023	Base:	91-00	74	Afl	filiat	ed:			Unif	ied:				
Location	D	Sale	Number	Useability	& Code#					Pa	arcel N	lumb	er						
0016048	300		281	4	05	GeoCde Twn Rng S			Se	ect	Qrt Subdiv			Area Blk		Parcel			
	D	ate of S	ale Assessed	Value		4243	3	10	1	L3	2	000	00	1	000	0000			
Land		Imp	rovements	Te	otal	Date of Sale Property Classification Code									5.4.3.00.5				
1,057	,620		85,145	1,1	.42,765	Status Property Type			Z	oning	Loc	cation	Cit	y Size	Parcel Size				
Irrigation Type:			<b>1</b>		A) <b>1</b>	B)	05		C)	5	D)	3	E)	0	F) 10				
LCG	UE:		LCG				ACR	ES:			VAL	UE:							
IRRIGATE	LCG ACRES: VALUE:  IRRIGATED 1A1						RASSLA	AND 1	G1		2	2.5	90			31,625			
	1A					1G					4	6.0	30	64,44!					
	2A1					2G1					1	8.0	90	25,32					
	2A							·	2G										
	3A1	<del></del>						30	GI		1	4.1	90			19,865			
	3A	+				3G													
	4A1	1							G1										
DD17 4377	4A	-							4G										
DRYLANI	D IDI		205 500		24 505	3	Shelterb		-+				-						
	2D1	<u>                                     </u>	205.580 8.910	5	34,505			Accreti	-+										
· 11.	2D1		49.830	1	23,165 13,860			Wa: Otl	<del>-</del>										
	3D1		64.560		47,520	AG I	AND		<u>-</u>		46	5.6	50	·········	1 0	18,780			
<del></del>	3D				,525		:-	Roa	-		-	9.60			-,0	10,700			
	4DI 5.720 9,32						]	Farm Si	tes			1.00	i			13,840			
	4D 30.150 49,14						Н	ome Sit	tes		***************************************	1.00			25,000				
	er geween												<u> </u>						
	wellings	<del>-</del>			39,420			Otl											
Outl	buildings				45,725	No	n-AG	ТОТА	$\mathbb{T}$	، سرب	1	1.60	00			38,840			
Assessi		_	4- C-I- D		TD / 1				T 7 1										

e (+ or -):	Total Recapture Val	ue:
stment:		
R; BETWEEN PARENT &	CHILD	
	Comments:	
and the second s		(Continue on back)
	stment: R; BETWEEN PARENT &	

### NEBRASKA

Real Estate Transfer Statement

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

3 Date of Sale/Transfer



4 Date of Deed

**FORM** 521

Good Life, Great Service DEPARTMENT OF REVENUE

1 County Name

 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.

Mo. 11 ADAMS - 1 Dav Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam M. Skrdlant and Brianna J. Skrdlant Grantor's Name (Seller) Douglas Stitt and Julie D. Stitt Street or Other Mailing Address 1282 Hwy 136 Street or Other Mailing Address 1282 Hwy 136 Zip Code 68970 Zip Code 68970 City Red Cloud Red Cloud V No V No Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-4712 Yes Yes 102-519-Email Address N/A 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) ✓ Improved Mineral Interests-Nonproducing State Assessed Single Family Industrial Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercia 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 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seiler? Buyer Seller No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No. ✓ 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$250,000 **№** No 16 Does this conveyance divide a current parcel of land? 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 Yes No. ☐ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1282 Highway 136, Red Cloud, NE 68970 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 00 250,000 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 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 Grappe or Authorized Representative Phone Number Grantee 11-1-2023 Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this document for your records.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 11/07/23

\$ 562.50 By AS Bk 2023, Pg 2058

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 07 day of November A.D., 2023, at 02:27 o'clock PM. Recorded in Book 2023 on Page 2058

Burollywoods A

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

#### JOINT TENANCY WARRANTY DEED

DOUGLAS STITT AND JULIE D. STITT, 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 ADAM M. SKRDLANT AND BRIANNA J. SKRDLANT, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

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 Thirty-six (36), Township Two (2) North, Range Eleven (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.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES 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: JULIE D. STYTE STATE OF NEBRASKA ) SS: COUNTY OF The foregoing warranty deed was acknowledged before me on Actual 125, 2023, by Douglas Stitt and Julie D. Stitt

GENERAL NOTARY - State of Nebraska JENNIFER KRINGS My Comm. Exp. July 24, 2025

My commission expires:

# Agricultural Land Sales Worksheet

Cnty No.	Во	Book Page Sale Date				School District Code												
91	20	23	2058	11/1	/2023	Base: 9	1-00	02	Aff	iliate	ed:			Unif	ied:			
Location	ID	Sale	Number	Useability	& Code#					Pa	rcel N	lumb	er					
0019177	700		282	1		GeoCde	Twn	Rng	Se	ct	Qrt	Sub	div	Area	Blk	P	arcel	
	D	ate of S	ale Assessed V	/alue		4371	2	11	3	6	4	000	000		000	9:	195	
Land		Imp	provements	To	otal	Date of Sale Property Classificati						ation Code						
25	,000		199,120	2	224,120	Status	Prop	erty Ty	ре	Ze	oning	Lo	cation	Cit	Size	Parc	cel Size	
		Irrigat	tion Type:			A) 1	B)	01		C)	5	D)	3	E)	0	F)	3	
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:			VAL	UE:		
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1									
	1A							1	1G									
	2A1							20	G1									
	2A							2	2G									
	3A1							30	Gl									
	3.A							3	3G									
	4A1							40	Gl									
-	4A							2	4G									
DRYLANI	D 1D1					S	Shelterbe	lt/Timb	er									
	1D							Accreti	on									
	2D1							Was	ste									
	2D	1						Oth	ner					·				
	3D1					$\mathbf{AG}\mathbf{L}$	AND T	ГОТА	$\mathbf{L}$									
	3D	ı						Roa	ds		•							
	4D1						F	arm Sit	tes									
	4D		740 V 4 S 5 S 5 S 5 S 5 S 5 S 5 S 5 S 5 S 5 S				H	ome Sit	tes			0.9	20			25,	000	
	177						R	ecreatie	on									
	wellings			1	75,875	*****		Oth	ıer									
Outl	ouildings				23,245	Noi	ı-AG 🛚	ГОТА	$\mathbb{L}$		(	0.9	20			25,	000	
Aggagania	loggonia Adivertment to Cole Price (1 on ).																	

Outbuildings	23,245	Non-AG TOTAL	0.920	25,000
Assessor's Adjustment to Sale	Price (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for A	Adjustment:	, H		
JTWD				
				****
				<del></del>
Comments from		Comments:		
001917700				
	- 00 of Francis All - 64			
			<del>.</del>	
				(Continue on back)
				PAT 96-106-99



#### **NEBRASKA** Good Life. Great Service.

Real Estate Transfer Statement 283

**FORM** 

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

521

		nameista a r	t is signed and ite	ems 1-25 are accura	rtely comminted	
1 County Name	2 County Number		3 Date of Sale/Trans		4 Date of Deed	<u>3</u> <sub>Yr.</sub> 23
	WEBSTER - 91	▼			L	Yr
Grantor's Name, A	Idress, and Telephone (Please Print)		Grantee's Name (Bu	Address, and Telepho		
Gregory L. Sim	oson	· 1	Gregory L. Sir	mpson Trustee (	Gregory L. Simp	pson Revocable L
Street or Other Mailing 1062 Road F		7.0.1	Street or Other Maili 1062 Road F	ing Address	Chata	Zin Codo
Red Cloud	State NE	Zip Code 68970	Red Cloud	T1- 11	State NE	Zip Code 68970 tion? Yes V No
Phone Number (402) 746-4107			Phone Number (402) 746-410	)7 If Yes, is the g	a 501(c)(3) organiza grantee a 509(a) found	
Email Address NA			Email Address NA			
	tion Number. Check one box in categori	es A and B. Check C if	property is also a m	obile home.		
(A) Status		(B)	Property Type			(C)
Improved	Single Family Indus	_	Mineral Interests-N		State Assessed	Mobile Home
Unimproved		ultural	Mineral Interests-P	Producing	Exempt	Į
IOLL		eational		Ondition []	Chariff	Other
8 Type of Deed Bill of Sale	Conservator [	DistributionLar EasementLea	nd Contract/Memo		Sheriff Trust/Trustee	Other
Cemetery	Death Certificate – Transfer on Death	= =	<u></u>		Warranty	
9 Was transfer pa	t of IRS like- 10 Type of Transfer	Distribution Forecl	osure Irrevocable	e Trust 🔽 Revocable 1	Trust Tra	nsfer on Death
kind exchange (I Exchange) by buye		Easement Gift	Life Estate	e Sale	Tru:	stee to Beneficiary
	Seller No Court Decree	Exchange Granto	or Trust Partition	Satisfaction		er (Explain)
11 Was ownership tran	sferred in full? (If No, explain the division.) No			as real estate purchased  Yes No	d for same use? (If No	o, state the intended use.)
13 Was the transfer be	ween relatives, or if to a trustee, are the tru	stor and beneficiary rela	tives? (If Yes, check th	ne appropriate box.)		
Yes 😵	_ '		Partnership, or LLC	Self	Other	Trust
	Brothers and Sisters	Grandparents a	and Grandchild	Spouse		
	Ex-spouse	Parents and Ch	nild	Step-parent and	Step-child	
	narket value of the real property?		15 Was the mortgag	ge assumed? (If Yes, sta	ate the amount and ir	iterest rate.)
\$850,526				No \$		%
Yes	e divide a current parcel of land? No			ough a real estate agen tle company contact.)	t or a title company?	(If Yes, include the name No
18 Address of Property			19 Name and Addre	ess of Person to Whom	the Tax Statement Sh	ould be Sent
			Grantee			
19a V Na address a	simped 10h 🗆 Venezational					
18a No address as	signed 18b  Vacant land ttach additional pages, if needed.)					
See attached	· -					
occ attaches	•					
21 If agricultural, list to	al number of acres transferred in this transa	ction	·			
					1  \$	
	rice, including any liabilities assumed erty included in the purchase?			• • • • • • • • • • • • • • • • • • • •	22	0,00
	o (If Yes, enter dollar amount and attac	h itemized list.) (see i	nstructions)		23  \$	 
	e price paid for real estate (line 22 mi				24 \$	0100
24 Adjusted putcha	e price paid for real estate (inte 22 fil	nus inte 25)	10		24	
	exempt from the documentary stamp t					
	der penalties of law, I declare that I have and that I am duly authorized to sign this sta		nt and that it is, to the	e best of my knowledge	and belief, true, cor	nplete, and
	ory L. Simpson					(402) 746-4107
sign Rright or	Type Name of Grantee or Authorized Repre	sentative		T		Phone Number
<u> </u>	~ / /> _ /			Trustee		11/3/2023
here 'Signatu	e of Grantee or Authorized Representative		Title			Date
		er of Deed's Use On	<u> </u>			For Dept. Use Only
26 Date Deed Recorde	) )) <u>-</u> ''	empt Number	28 Recording Data	3 1 200	າ	
Mo Day	- II - LXUND	# 17	DV 909	3,6 208.	Authorized by Neb D	v. Stat. §§ 76-214, 77-1327(2)
•	20 Rev. Supersedes 96-269-2008 Rev. 6-2019			·_J	Authorized by Neb. Me	v. o.a 33 10-214, 11-1321(2)

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 1/4 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 Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of No. A.D., 20 a.d. at 2:31 o'clock N.M. Recorded in Book 202 on Page 2082-2083 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (1-8-23
SEXEMPT#19 By (1)

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

#### **OUITCLAIM 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.	Во	ook Page Sale Date									School District Code									
91	20	23	2082	11/3	/2023	Base: 9	91-00	02	Aff	filiate	ed:		Unif	ied:						
Location	ш	Sale	Number	Useability	& Code#					Pa	rcel N	lumber								
0018027	700	2	283	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Pa	ircel				
	D	ate of S	ale Assessed	Value .		4491	1	11	3	3	4	00000	1	000	74	180				
Land		Imp	rovements	Te	otal		D	ate of	Sal	le Property Classification Code										
744	,540			-	744,540	Status Property Type Zoning					oning	Location	Cit	y Size	Parc	el Size				
		Irrigat	ion Type:			A) 2 B) 05 C) 5 D						D) 3	E)	0	F)	9				
LCG		A	ACRES:	VAI	.UE:		LCG				ACR	ES:		VAL	UE:					
IRRIGATE	D 1A1					GR	ASSLA	ND 1	G1		1	0.160			14,	225				
	1A		130.300	5	70,595		1G					3.650	<del></del>							
	2A1							29	G1			5.730		020						
	2A							7	2G			0.010				15				
	3A1							30	G1											
	3A							3	3G											
	4A1							40	G1											
	4A		28.070	1	.13,120			4	4G											
DRYLANI	D IDI					S	Shelterbe	elt/Timb	per											
	1D		11.800		30,680			Accreti	on											
	2D1					-		Was	ste											
	2D	<del> </del>						Otl	<del></del>				· • • • • • • • • • • • • • • • • • • •			····				
	3D1	<del>                                     </del>				AG L	AND T		_		19	1.520		7	44,	540				
	3D							Roa	$\rightarrow$			0.570								
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The state of the s			2,935			ome Sit						*******								
						R	ecreati	on												
	Dwellings Outbuildings							Oth												
Outh	ouildings					Noi	n-AG T	ГОТА	$\mathbf{L} $			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)
	(Continue on back)

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date	School District Code								•					
91	20	23	2086		11	./9	/2023	Base:	91-	000	02	Aff	iliate	d:			Uni	fied:			
Location	D	Sale	Number	1	Useabi	lity	& Code#						Par	rcel N	Vш	mber					
0001498	300		284		1			GeoCde	Tv	vn	Rng	Se	ct	Qrt	s	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assesse	d Va	lue			4371			00		0	0	1	0045		003	0000		
Land		Imp	rovements			To	otal			Date of Sale Property Classification Code								Code	•		
1	,640		7,74	15			9,385	Status		Prop	roperty Type Zoning					Location	Ci	y Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (	RC)				A) 1	I	3)	01		C)	1	]	D) <b>1</b>	E)	6	F) 2		
				Residential						Commercial											
	Mul	tiple Im	provements:	Multiple. Improvements. :						М	Multiple. Improvements. :										
		Constr	uction Date:	Cor	ıstructio	n Dat	e: 19	20		C	onstructi	ion E	ate:								
		•	Floor	Floor Sq. Ft.: 1,356						Fl	loor Sq.	Ft. :									
		Buildin	g Cost New:	Cos	st:		173,9	90		C	ost:										
Single Family	104		Re	sidenti	al Co	ondition: 1	)		C	ommei	cial	Occi	upanc	<b>y</b> (	Code:						
(100) □ Mo		ne		(10	0) 🖳	Wo	orn Out			Pı	rimary:			Ot	her	1:	:	Other2:			
(101) □ One				(20) □ Badly Worn						C	Commercial Construction Class:										
(102)   Twe				(30	)) 🛮	Av	erage				<del> </del>					ural Stee		•			
(103) □ Spl				(40		Go					. ,					crete Fra	me				
(104) 📮 11/				(50			ry Good			_					_	g Walls					
(111)				(60)   Excellent												ramed E	xt. Wa	lls			
(106) □ Oth											(5) ☐ Metal Frame and Walls										
Townhouse or		Style:	·	Residential Quality: 40						<del> </del>	(6) Pole Frame										
(301) □ One				(10)						Cost Rank:						Condition:					
(302)  Two		٠		<del>                                     </del>	))	Fai		-			(10)										
(308)  Spli				(40	<u></u>	Go	erage			_	(20) Average (20) Badly Wo										
(309) \( \sigma \) 2 1/				<del>  </del>	<u>// *</u> )) 🗆		ry Good			<del></del>	(30)         □         Above Average         (30)         □         Average           (40)         □         High         (40)         □         Good							ge			
(304)  One		niplex			<u>,                                    </u>		cellent			1	(50) □ Very Good										
(305)    Two			<del>-</del> 1.	(00	<del>", "</del>	1220	JOHOTH			╁								Excelle	•		
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													(Conti	nue on back)							

### Good Life. Great Service.

Real Estate Transfer Statement

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

To be filed with the negister of beeds. Thead instituctions	on reverse side.
<ul> <li>If additional space is needed, add an attachment and identify</li> </ul>	y the applicable item number.

DEPARTMENT OF REVEN			ment and identity the app			
	The deed will not be recorded	unless this statemer	·	5 are accura	· · · · · · · · · · · · · · · · · · ·	
1 County Name	2 County Number	Strawer.	3 Date of Sale/Transfer	2023	4 Date of Deed	9 4 2023
	WEBSTER - 91	Y	Mo	Yr. <u>2023</u>	Mo Day .	Yr
	ddress, and Telephone (Please Print)		6 Grantee's Name, Address	s, and Telepho	ne (Please Print)	
Grantor's Name (Selle Samuel Chad H	r) leater and Tori Heater		Grantee's Name (Buyer) Joanna Martinelli			
Street or Other Mailing			Street or Other Mailing Addre		in St	
City	State	Zip Code	City i) 1	xed	State	Zip Code
Phone Number		40	Phone Number 2-746-0495		e a 501 (c)(3) organizat grantee a 509(a) found	
Email Address n/a			Email Address n/a		· · · · · · · · · · · · · · · · · · ·	
7 Property Classifica	ation Number. Check one box in catego	ories A and B. Check C if	property is also a mobile ho	ome.		
(A) Status		(B)	Property Type			(C)
✓ Improved	Single Family	ustrial	Mineral Interests-Nonprodu	ıcing	State Assessed	Mobile Home
Unimproved IOLL		ricultural [	Mineral Interests-Producing	9	Exempt	
8 Type of Deed	Conservator		nd Contract/Memo Partition		Chariff	
Bill of Sale	Corrective	Easement Lea	ase Person	nal Rep. 🔲	Sheriff( Trust/Trustee	Other
Cemetery	Death Certificate – Transfer on Death	Executor Mir	neral Quit C	Claim 🔽	Warranty	
<ol> <li>Was transfer par kind exchange (I.</li> </ol>	R.C. § 1031	DistributionForecl	osure Irrevocable Trust [	Revocable 7	frust Tran	sfer on Death
Exchange) by buye	r or seller?	Easement Gift	<u></u>	✓ Sale	-	tee to Beneficiary
	Seller No Court Decree		or Trust Partition			er (Explain)
_ ` _	sferred in full? (If No, explain the division. No	)	12 Was real es	state purchased	d for same use? (If No	, state the intended use.)
13 Was the transfer bet	tween relatives, or if to a trustee, are the t	rustor and beneficiary rela	tives? (If Yes, check the approp	priate box.)		
_ Yes 📝			artnership, or LLC Se		Other	
	Brothers and Sisters	Grandparents	and Grandchild Sp	oouse		
	Ex-spouse	Parents and Ch	nild Ste	ep-parent and	Step-child	
14 What is the current r	market value of the real property?		15 Was the mortgage assum	ned? (If Yes, sta	ate the amount and int	erest rate.)
\$70,000			"☐ Yes 🔽 No	\$		%
16 Does this conveyand	ce divide a current parcel of land? No		17 Was transfer through a re of the agent or title compa	eal estate agent any contact.)	t or a title company? (I	f Yes, include the name
18 Address of Property			19 Name and Address of Per			
526 N Franklin Red Cloud, NE			Grantee			
18a No address as						
20 Legal Description (A	ttach 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	al number of acres transferred in this trans	saction				
22 Total purchase pr	rice, including any liabilities assumed	1			22 \$	70,000.00
	erty included in the purchase?				s	70,000,00
Yes 🗹 No	o (If Yes, enter dollar amount and atta	ch itemized list.) (see i	nstructions)		23	i
24 Adjusted purchas	se price paid for real estate (line 22 n	ninus line 23)	• • • • • • • • • • • • • • • • • • • •		24 \$	70,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number						
Un	der penalties of law, I declare that I have	e examined this statemer	nt and that it is, to the best of	my knowledge	and belief, true, com	plete, and
	and that I am duly authorized to sign this s na Martinelli	statement.			Um-	1111 000
- Print or 1	Type Name of Grantee or Authorized Repr	resentative			<u> </u>	Phone Number
sign	Markon	· · · · <del>·</del>	Gr	antee		11/9/2023
- / Au	re of Grantee or Authorized Representative	e :	Title			Date
11010	·	ston of Decays !! - C	1		F	
26 Date Deed Recorded		ster of Deed's Use On	1y 28 Recording Data			For Dept. Use Only
Mo II Don C	1 vr. 23 \$ 157.50		QU OCO D.	~ (JV 20)		
Mo Day Nebraska Department of Rev		)	ur audy, 40	? 208		Stat. §§ 76-214, 77-1327(2)
	20 Rev. Supersedes 96-269-2008 Rev. 6-2019		0	,	. wanonzed by Neb. Nev.	July 22 10-514, 11-1051(2)

			BUUK AUDY FAGE X
numerical index and filed for Clerk's office of said county to of NOV. A.D., 20 2 o'clock P. M. Recorded in on Page 2020	this Goday  3. at 1:47	• .	NEBRASKA DOCUMENTAF STAMP TAX Date11-Q-23 \$ 157.50ByV_O
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970			
	WARRA	NTY DEED	
Samuel Chad Heater and Toni E DOLLAR (\$1.00) and other val- convey to Grantee, the following Lots Nineteen (19). Two	uable considera g described real	tion received from lestate (as defined	Grantee, Joanna Martinelli,
Addition to Red Cloud,			iock Three (5), Radenii s
Grantors covenant, jointly and s	everally, with (	Grantee that Granto	ors:
<ul><li>(1) are lawfully seised</li><li>(2) have legal power ar</li><li>(3) warrant and will de</li></ul>	nd lawful author	rity to convey the s	ee from encumbrances; same; the lawful claims of all persons
Executed November	9 ,2023.	<u></u>	
Samuel Chad Heater		Toni Heater	
STATE OF NEBRASKA COUNTY OF	) ) ss. )	A GENE	IAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024

November

, 2023 by

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

NEBRASKA

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

**FORM** 

Good Life. Great Service.

DEPARTMENT OF REVENUE

**521** 

	t 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)	Mo. — Day — Yr. — Mo. — Day — Yr. — Yr. — Oay — Yr. — Day — Yr. —			
Grantor's Name (Seller) Board of Education & Land Funds	Grantee's Name (Buyer)			
Street or Other Mailing Address	Raised In The Barn, LLC Street or Other Mailing Address			
555 north Cotner Blvd.  City State Zip Code	104 W Rush ST  City State Zip Code			
Lincoln NE 68505	Elwood NE 68937			
Phone Number (402) 471-4146	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No   (402) 460-7040   If Yes, is the grantee a 509(a) foundation?   Yes   No			
Email Address	Email Address katy ann2008@hotmail.com			
7 Property Classification Number. Check one box in categories A and B. Check C if	1 1			
	Property Type (C)			
Improved       Single Family       Industrial         ✓ Unimproved       Multi-Family       ✓ Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing  State Assessed  Mobile Home  Exempt			
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other			
☑ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea				
	neral			
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary			
	or Trust Partition Satisfaction of Contract Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)  Ves No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)			
	Partnership, or LLC Self Other			
Brothers and Sisters Grandparents a  Ex-spouse Parents and Ch				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
\$60,000	☐ Yes			
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.)  Yes  Volume  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 Sen Katy Weissert 104 W Rush St				
18a No address assigned 18b Vacant land 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				
22 Total purchase price, including any liabilities assumed	22 \$ 60,000.00			
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	7 34 \$			
,				
25 If this transfer is exempt from the documentary stamp tax, list the exemption				
correct, and that I am duly authorized to sign this statement.  Katy Weissert	at and that it is, to the best of my knowledge and belief, true, complete, and (402) 460-7040			
Print or Type Name of Grantee or Authorized Representative	Phone Number			
- Vian weather	Member 11/1/2023			
TICIC V				
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data			
Mo. 11 Day 13 yr. 23 \$ Every not #2	8K203 P. 2087			
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)			

State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day Maj A.D., 20 <u>23</u>, at 10:52

o'clock A.M. Recorded in Book 2023 on Page 2087-2088 County Deputy aploey 16.00

\_Carded\_

NEBRASKA DOCUMENTARY STAME TAX

Return to: Raised In The Barn, LLC 104 W. Rush St. Elwood NE 68937

#### QUITCLAIM DEED

BOARD OF EDUCATIONAL LANDS AND FUNDS OF THE STATE OF NEBRASKA, Grantor, in consideration of Sixty Thousand dollars (\$60,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, quitclaims and conveys to RAISED IN THE BARN, LLC, Grantee(s), the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Two (02) North, Range Twelve (12) West of the Sixth Principal Meridian (6th P.M.), Webster County, Nebraska;

free and clear of all liens and encumbrances, but subject to all easements, covenants, restrictions, reservations, rights-of-way and other matters of record and all public roads and EXCEPT THE SALT SPRINGS, COAL, OIL, MINERALS, ARTIFACTS, FOSSILS AND OTHER NATURAL RESOURCES ON OR CONTAINED IN THE LAND, WHICH RESERVED BY THE BOARD OF EDUCATIONAL LANDS AND FUNDS OF THE STATE OF NEBRASKA AS PROVIDED BY LAW.

Executed 2023. Robert B. Evnen, Secretary of State Jim Pillen, Governor of the State of of the State of Nebraska of the State of Nebraska

Kelly L. Sudbeck, CEO/Executive Secretary of the Board of Educational Lands and Funds of the State of Nebraska

STATE OF NEBRASKA ) ss COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me on 014.3. Jim Pillen, Governor of the State of Nebraska.

> LANA GILLMING-WEBER eral Notary State of Mebrasica ion Expires

Recorded: 10/17/2023 in Deed

Book\_ \_\_\_4 \_\_Pages <u>87 and 88</u> Board of Educational Lands and Funds

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 Nebrasia.

GENERAL NOTARY - State of Nebraska
JONI SAILORS
My Comm. Exp. December 23, 2023

Notal Public

STATE OF NEBRASKA ) ) ss COUNTY OF LANCASTER )

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



GENERAL NOTARY - State of Nebraska TERESA J MEIER My Comm. Exp. December 23, 2026

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code												
91	20	23	2087	10/1	7/2023	Base: 9	91-00	02	Aff	filiate	ed:		Unif	ied:				
Location	m	Sale	Number	Useability	/ & Code #					Parcel Number								
0023167	701	,	285	4	06	GeoCde	Twn	Rng	Se	ect	Area	Blk	Parcel					
-	D	ate of S	ale Assessed	Value		4369	2	12	1	6	0	00000	0 1 000 00					
Land		Imp	provements	1	'otal		D	ate of	Sale	e Pro	perty	Classifica	tion (	Code				
56	,000				56,000	Status Property Type Zoni						Location	Cit	City Size Parcel				
		Irrigat	ion Type:			A) 2 B) 05 C) 5 D) 3				E)	0	F) 8						
LCG			ACRES:	VA	LUE:		LCG				U <b>E:</b>							
IRRIGATE	D 1A1					GR	LCG ACRES: GRASSLAND 1G1 28.000							39,200				
	1A	-					1G 3.000					4,200						
	2A1							20	31	9.000					12,600			
	2A	-					2G											
	3A1				-		3G1											
	3A							3	3G									
	4A1							40	<b>3</b> 1									
	4A							4	IG									
DRYLANI	) 1D1					S	Shelterbe	elt/Timb	er									
	1D							Accretic	on									
	2D1							Was	ste									
	2D							Oth	ıer									
	3D1					AG LAND TOTAL 40.0					0.000			56,000				
	<b>3</b> D						Roads											
	4D1					Farm Sites												
	4D						Н	ome Sit	es									
		7,113					Lecreatio	on										
	wellings					Other												
Outb	uildings					Nor	ı-AG	OTA	$\mathbf{L}$			·						

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)

Cnty No.	Во	ok	Page			Sale	Date					S	choo	l Dis	tri	ct Code	:				
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	D	ate of S	ale Assessed	Val	lue			4371				0(	0	0	1	0020		013	00	000	
Land		Imp	rovements			To	otal			Dat	te of S	ale	Pro	perty	7 C	lassific	ssification Code				
2	,185		39,220	5			41,405	Status		Prope	erty Typ	ре	Zo	ning		Location	Cit	y Size	Parc	el Size	
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**NEBRASKA** Good Life. Great Service. DEPARTMENT OF REVENUE

1 County Name

## **Real Estate Transfer Statement**

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

3 Date of Sale/Transfer

Mo. 11 Day 13 Yr. 2023

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

4 Date of Deed

Mo. 11 Day 13 Yr. 2023

**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.

2 County Number

WEBSTER - 91

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

Raymond N. B	urgess and Ele	anor E. B	urgess´ <i>1</i>	BadB	u9e5	Tate S	chriner	and L	onnie Sch	riner				
Street or Other Mailin		51			1		Other Mail		ess CLIAT	St				
City Red	Cloud	State_		Zip Co		City Red C			سية ر	State NE		Z	ip Coc	de 3970
Phone Number	11 11-5	<i></i>				Phone No	ımber	n9	is the grantee	a 501(c)(3			Yes	✓ No
Email Address	46-458	<u> </u>			4	Email Add		07	If Yes, is the g	rantee a 5	09(a) tounda	tion?	Yes	<b>✓</b> No
n/a 7 Property Classific	cation Number, Chec	rk one boy in	categories A	and R Ch	ack C if	n/a	alen a m	ohile ho	ma					
(A) Status	adon Number, Onec	one box in	categories A	and B. Cit		Property		iobile no	nne,			1	(C)	
Improved	Single Fami	ily [	Industrial		Ĺ		Interests-I	Vonprodu	ıcing	State A	Assessed		<u> </u>	Home
Unimproved	Multi-Family Commercial		Agricultura Recreation			Mineral	Interests-F	Producing	1	Exemp	ot			
8 Type of Deed Bill of Sale	Conservator Corrective		=	stribution sement	Lar Lea	nd Contract ase	/Memo	Partition Person		Sheriff Trust/Trust		ther		
Cemetery	Death Certificate	- Transfer on [	Death Ex	ecutor	Mir	neral		Quit C	laim 🔽	Warranty				
9 Was transfer pa kind exchange (	rt of IRS like- 10 I.R.C. § 1031	Type of Tran		ibution [	Forecle	osure 🗌	Irrevocabl	_	Revocable T	rust	Trans	fer on Dea	th	
Exchange) by buy	er or seller? Seller No	Auction		ement ange	∐Gift ∃C		Life Estate	e [	Sale Satisfaction	- f O t		e to Benet	iciary	
11 Was ownership trai	<u> </u>			larige _	_ Granic	or Trust		as real es Yes	state purchased			(Explain) state the in	tende	d use
13 Was the transfer be	etween relatives, or if	to a trustee, a	e the trustor a	ınd benefic	iary rela	tives? (If Ye	s, check ti	he approp	oriate box.)					
Yes 🗸	No Aunt or U	Incle to Niece	or Nephew	Family	Corp., P	artnership,	or LLC	Se	lf		Other_			
		and Sisters				and Grando	hild	= -	ouse					
14 What is the current	Ex-spous			Parents	and Ch		o mortan		ep-parent and s ned? (If Yes, sta		ount and into	root roto \		
\$32,500	market value of the I	car property:				□ Y		ye assun ✓ No	\$ <u>.</u>	ne me am	ount and inte	est rate.)	9	<b>%</b>
16 Does this conveyand Yes	nce divide a current pa	arcel of land?				17 Was to of the	ansfer thro agent or ti	ough a re tle compa	al estate agent any contact.)	or a title o	company? (If TA Real Es	Yes, includ	e the	name No
18 Address of Property				<del> </del>		19 Name	and Addre		son to Whom t				_	
905 N Locust 8 Red Cloud, NE						Grante	ее							
18a No address a	ssigned 18b	Vacant land												
20 Legal Description (A	. •				l.									
Lots Nine (9						), Blocl	< thirte	en (1	3), Smiti	n and	Moore's	3 Addit	ion	to
the City of R	ed Cloud, W	ebster C	County, N	Nebrak	sa									
21 If agricultural, list to	tal number of acres tr	ansferred in th	is transaction			·								
00 Tatal assessing		11 1 2171								00 5	\$		<del></del> r	
<ul><li>22 Total purchase p</li><li>23 Was non-real pro</li></ul>			sumed	• • • • • • •	• • • • •			• • • • • •		. 22		32,	500 <mark>'</mark> .	00
	lo (If Yes, enter doll		d attach iter	nized list.)	(see i	nstructio	<u>ns</u> )		<i></i>	. 23	<b>Þ</b>		1	
24 Adjusted purcha	se price paid for re	al estate (line	e 22 minus I	ine 23)						. 24	\$	32,	500j	00
25 If this transfer is	exempt from the d	ocumentary :	stamp tax li	st the exe	motion	numher				<u> </u>				
Ur	nder penalties of lav	w, I declare tha	at I have exan	nined this s			it is, to the	best of	my knowledge	and belie	f, true, comp	lete, and		
Tate	and that I am duly au Schriner											- H6.		09
sign Print or	Type Name of Grante	ee or Authorize	d Representa	tive				Gr	antee		1	Phone Nur 11/13		رع 
- 0	ire of Grantee or Auth	orized Repres	entative			Title					· i	Date	202	
			Register of	Deed's L	Jse On	lv						For Dept.	Jse C	
26 Date Deed Recorde	d 27	Value of Star				28 Record	ing Data		$\bigcap$		-			
Mo Day	<u> 13 Yr.                                   </u>	\$ 74.	92			<u> </u>	<u>Kao</u>	<u> </u>	G 208					
Nebraska Department of Re Form No. 96-269-2008 10-2								′_	)	Authorized	i by Neb. Rev. S	itat. §§ 76-2	14, 77-1	327(2)
		Grar	itee—Reta	ain a cop	y of thi	is docum	ent for y	our red	cords.					

State of Nebraska State ounty of Webster  County Entered on the numerical index and filed for record lift the num Clerk's office of said county this 3 day  Co of 100 A.D., 203 at 1015  or o'clock A.M. Recorded in Book 303  on Page 3009 Book  County Clerk  in 600 A County Clerk
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 Schriner and Lonnie Schriner, 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 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 13, 2023.
Raymond N. Burgess by Bradley Burgess, his 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

NEBRASKA

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

**FORM** 

Good Life. Great Service.

<ul> <li>If additional space is needed</li> </ul>	<ul> <li>add an attachment and identify</li> </ul>	the applicable item number.

The deed will not be recorded unless this statement is signed a	nd items 1-25 are accurately completed.									
	3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 2023									
	Day Yr   Mo Day 7									
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name (Seller) Grantor's Name (Seller) Grantee's Name	Name, Address, and Telephone (Please Print) me (Buver)									
Riverside Housing, LLC and Clint Shipman Van Bebe	er Properties, LLC									
	er Mailing Address 1 Avenue									
City State Zip Code Red Clou										
Phone Number (402) 746-3926 Phone Number (254) 718	3-9674 If Yes, is the grantee a 509(a) foundation? Yes No									
Email Address Email Address /a /a	S									
7 Property Classification Number. Check one box in categories A and B. Check C if property is also	so a mobile home.									
(A) Status (B) Property Ty	pe (C)									
✓ Improved Single Family Industrial Mineral Inte	rests-Nonproducing State Assessed Mobile Home									
	rests-Producing Exempt									
OLL   M Commercial   Recreational    8 Type of Deed   Conservator   Distribution   Land Contract/Mei	mo Partition Sheriff Other									
Bill of Sale Corrective Easement Lease	mo Partition Sheriff Other									
Cemetery Death Certificate – Transfer on Death Executor Mineral	Quit Claim Warranty									
kind exchange (I.B.C. § 1031	vocable Trust									
	Estate Sale Trustee to Beneficiary									
	tition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)									
✓ Yes	✓ Yes No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, c										
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or L										
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Ex-spouse ☐ Parents and Child	Spouse Step-parent and Step-child									
	nortgage assumed? (If Yes, state the amount and interest rate.)									
\$275,000 Yes	✓ No \$%									
16 Does this conveyance divide a current parcel of land?  17 Was trans of the age	fer through a real estate agent or a title company? (If Yes, include the name nt or title company contact.)  ves GTA Real Estate Group  No									
	Address of Person to Whom the Tax Statement Should be Sent									
210 W 6th Avenue Grantee	The state of the s									
Red Cloud, NE 68970										
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 C	County, Nebraska									
21 If agricultural, list total number of acres transferred in this transaction										
	\$									
22 Total purchase price, including any liabilities assumed	2/3,000,00									
Yes V 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)	\$									
	24 270,000,00									
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 mula and along and heliof two and later and									
correct, and that I am duly authorized to sign this statement.										
Merna C. Van Beber, Member, Van Beber Properties, LLC Print of Type Name of Grantee or Authorized Representative	(254) 718-9674									
sign /// a, a.a. (0)	Phone Number Grantee 11/ /2023									
here Signature of Grantee or Authorized Representative Title	Date									
liele 'C										
Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording	Pata C									
Mo. 11 Day 15 Yr. 23 \$ 618 75 RKS	1023 P. 2113									
Nebraska Department of Revenue Form No. 96-269-2008 (1)-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)									

BOOK 2023 PAGE 2113 State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Na) A.D., 2023, at 2:33 o'clock DM. Recorded in Book 202 on Page 2113 NEBRASKA DOCUMENTARY Choken Haring County Clerk Date (D) Deputy \_Comp\_\_\_Assessor\_ Carded 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. NOVERA DEC 14 2023 Executed

Clint Shipman

The foregoing instrument was acknowledged before me on Wovern Der14, 2023 by Clint Shipman, Member/Manager of Riverside Housing, LLC, a Nebraska limited liability

Notary Públic

Riverside House, LLC, a Nebraska limited

company, and Clint Shipman, a single person.

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD

My Comm. Exp. August 27, 2025

Clint Shipman, Member/Manager

STATE OF NEBRASKA COUNTY OF Adam 5

liability company

Cnty No.	В	ok	Page		Sal	e Date	School District Code							. , .						
91	20	23	2113		11/1	5/2023	Base:	91-	-00	002	Aff	iliate	ed:		Uni	fied:				
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Land		Imp	provements		T	otal			Γ	Date of S	Sale	Pro	perty	Classific	ation	Code	·			
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			Floor:	Floor	Sq. Ft. :					Floor Sq.	Ft. :		6	5,272						
	Building Cost Ne									Cost:			689	,795						
Single Family	Single Family Style:					ondition:				Comme	rcia	l Occ	upano	y Code:						
(100) 🗆 Mo	bile Hor	ne		(10)	□ W	om Out			Primary: 352 Other1: Other2:											
(101) 🗆 On	e Story			(20)	□ Ba															
(102) 🗆 Tw	o Story			(30)	□ Av	rerage				(1)	Fi	repro	of Stri	ictural Ste	el Frame	e .				
(103) □ Spl	it Level			(40)	□ Go	ood				(2)	Re	einfor	ced C	oncrete Fr	ame					
(104) 🗆 1 1/				(50)		ry Good				(3)	M	asonr	у Веа	ring Walls						
(111) 🗆 Bi-l			(60)	□ Ex	cellent				(4)	W	ood c	or Stee	l Framed	Ext. Wa	11s	**********				
(106) □ Oth														and Walls						
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(301)  One				(10)  Low						Cost Rank: 20 Condition: 30										
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(309) 🗆 21/		bram lara		(50)		ry Good			+	(40) ☐ High (40) ☐ Good (50) ☐ Very Good										
(304)  One				(60)	LI EX	cellent														
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NEBRASKA Good Life. Great Service.

## **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.

		udditional spa											
1 County North	The deed			ness this s	statemen				are acci	urately comple			
1 County Name	Ī∧/⊏D<	2 County Nu STER - 91	mber	¥		3 Date of		nster , 17 y	<sub>r</sub> 23	4 Date of Dee Mo11	ed _ Day <u>/ &amp;</u>	yr. 23	
5 Grantor's Name, A			Drint)	·						hone (Please Pr		YI	
Grantor's Name (Selle		sprione (Flease)	i iiiii			Grantee's	Name (B	luver)					
Judith L. Grani	ng					l yler L	Uiso	n and A		l. Olson			
Street or Other Mailin 830 North Ced	ar Street					845 No	orth Elr	iling Addre n Stree	ss t				
Red Cloud		State NE		Zip	Code 68970	City Red C				State NE			3970
Phone Number (402) 746-2466	3					Phone Nu (402) 7	<u> 46-44</u>	43		tee a 501(c)(3) or e grantee a 509(a			✓ No ✓ No
Email Address NA						Email Add	Iress						
7 Property Classific	cation Number. C	Check one box in	n categorie	s A and B. C	heck C if	property is	also a n	nobile hor	ne.				
(A) Status					(B)	Property	Туре					(C)	
✓ Improved ✓ Unimproved IOLL	Single F  Multi-Fa  Comme	mily	Industr Agricul Recrea	tural				Nonproducing	oing	State Asse	essed	Mobile I	Home
8 Type of Deed	Conservator			Distribution	Lar	nd Contract	/Memo	Partitio	n [	Sheriff	Othe		
Bill of Sale	Corrective	ate – Transfer on	Death	Easement Executor	Lea			Person		☐ Trust/Trustee			
		10 Type of Tra		Distribution	Forecl		Irrevocab		Revocab	<del>-</del>	Transfer	r on Death	
9 Was transfer pa kind exchange (in Exchange) by buye	I.R.C. § 1031 er or seller?	Auction		asement	Gift		Life Estat		Sale			to Beneficiary	
	Seller 🔽 No	Court De	ecree E	xchange	Granto	or Trust 🗌	Partition		 ]Satisfacti	on of Contract	Other (E	Explain)	
11 Was ownership tran	nsferred in full? ( <b>I</b> ] No	f No, explain the	division.)					as real est	ate purcha	sed for same use	? (If No, sta	ate the intende	d use.)
13 Was the transfer be	etween relatives,	or if to a trustee,	are the trust	or and bene	ficiary rela	tives? (If Ye	s, check t	he approp	riate box.)				
	. —	or Uncle to Niece				artnership,		Sel			Other		
	Broth	ers and Sisters		Gran	dparents a	and Grando	hild	☐ Spc	ouse				
	Ex-sp	oouse		Parei	nts and Ch	nild		Ste	p-parent ar	nd Step-child			
14 What is the current	market value of t	he real property?				15 Was th	ne mortga	ge assume	ed? (If Yes,	state the amount	t and intere	st rate.)	
\$12,500							•			* -			6
16 Does this conveyan  Yes	nce divide a curre No	nt parcel of land?							il estate ag ny contact.	ent or a title com	pany? (If Ye	_	name No
18 Address of Property 838 North Lo		et, Red Cl	oud, N	E 6897	0	19 Name Grante		ess of Pers	son to Who	m the Tax Statem	ent Should	be Sent	
40- 🗆 11													
18a No address a		Vacant lan								· · · ·			
20 Legal Description (A		pages, if needed.	)										
See attached	a												
Ad 15 - was to 1 th to				_									
21 If agricultural, list to	tal number of acr	es transferred in t	this transact	ion		· ·							
22 Total purchase p	orice, including	any liabilities a	ssumed							22 \$		12,500	nn
23 Was non-real proj										\$		12,000.	
Yes V	No (If Yes, enter	dollar amount a	and attach	itemized lis	st.) ( <u>see i</u>	nstructio	<u>ns</u> )			23			
24 Adjusted purcha	se price paid fo	or real estate (li	ne 22 minu	ıs line 23)	· · · · · · · ·		· · · · · · ·			24   \$		12,500	00
25 If this transfer is	exempt from th	e documentary	stamp tax	k, list the ex	kemption	number_			·				
Ur correct,	nder penalties o and that I am dul	f law, I declare to y authorized to si	hat I have e	xamined this	s statemer	nt and that i	t is, to th	e best of n	ny knowled	dge and belief, tru	ue, complet	te, and	
Tyler	L. Olson	-									(4	102) 746-4	443
eign Print or	Type Name of G	rantee or Authoriz	ed Represe	ntative							Ph	one Number	
sign	nLO-	lsen						Gra	antee			11/16/2	02
here Signatu	re of Grantee or	Authorized Repre	sentative		=	Title					Da	ite / /	
			Register	of Deed's	Use On	ly					Fo	or Dept. Use O	nly
26 Date Deed Recorde	ed 22	27 Value of Sta	mp or Exer		I	28 Record	ing Data		O			<u> </u>	
Mo Day	<u>い Yr. みろ</u>	\$ 20	ップン				KKQ	023.1	la a	117			
Nebraska Department of Re Form No. 96-269-2008 10-2		es 96-269-2008 Rev.	6-2019					7	ノー	Authorized by	Neb. Rev. Sta	t. §§ 76-214, 77-1	1327(2)

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

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 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.

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

Cnty No.	Во	ok	Page		i	Sale	Date			School District Code													
91	20	23	2117		11	/17	//2023	Base:	91-	-00	002	Aff	iliate	d:			Unif	ied:					
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			Floor:	r: Floor Sq. Ft. :							Floor Sq.	Ft. :											
	Building Cost Ne									- (	Cost:												
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(100) □ Mo	(100)  Mobile Home					(10)  Wom Out Primary: Other1:							(	Other2:									
	(101) One Story					(20)   Badly Worn							Commercial Construction Class:										
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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. (SELLER/BUYER) Were any changes made to the property, either before or after the sale (remodeling, reovations, additions, demolition, etc)? Yes  $\checkmark$  No If yes, please explain (BUYER) How did you <u>learn</u> 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? \$ NA \_\_\_\_ (SELLER) Was this a sale of partial interest in the property? Yes  $\checkmark$  No If yes, please explain

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

If yes, please explain \_\_\_\_\_

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\forall No  If yes, please explain
(SELLER/BUYER) Was there any association between the buyer and seller?Yes
(BUYER) Do you own other property nearby? <u>√</u> YesNo If yes, did it influence what you paid for the property?Yes <u>√</u> No
(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family Location, Health, Retirement, Land, ot 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? ✓ YesNo
(SELLER) Was the property made available to other potential purchasers?Yes $\checkmark$ No If no, plese explain
(SELLER/BUYER) How many bedrooms(must have a closet to be considered a bedroom)? O How many bathrooms? O What type of heating and cooling? None
(SELLER/BUYER) f there is a basement please describe the finish; flooring, walls, ceiling finish? NA
(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

Website: www.co.webster.ne.us

621 N CEDAR

RED CLOUD, NE 68970 Phone: (402) 746-2717 WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970

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: hyllle Buyer/Seller (circle one) Phone# (402) 746-4443 Date: 11/27/2023

### NEBRASKA Good Life. Great Service.

**Real Estate Transfer Statement** 

**FORM** 

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

521

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	14 23						
WEBSTER - 91	<u> </u>	y <u>14</u> Yr. <u>23</u>						
5 Grantor's Name, Address, and Telephone (Please Print) Granter's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
La <b>Yevn</b> D. Meyer and Bernice A. Meyer	Benjamin Kort, Trenton Kort, Charles Toms							
Street or Other Mailing Address 406 North Sycamore	Street or Other Mailing Address 413 NE Railway Street							
City State Zip Code Blue Hill NE 68930	City State NE NE	Zip Code <b>68930</b>						
Phone Number (402) 756-3356	Phone Number (402) 705-2565 Is the grantee a 501(c)(3) organized If Yes, is the grantee a 509(a) four							
Email Address NA	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C it	f property is also a mobile home.							
(A) Status (B	) Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
Out Commercial Recreational								
	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other						
	neral Quit Claim Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Tr	ransfer on Death						
Exchange) by buyer or seller?AuctionEasementGift		rustee to Beneficiary						
Buyer Seller No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract C 12 Was real estate purchased for same use? (If	ther (Explain)						
✓ Yes No	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								
Ex-spouse Parents and C								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)						
\$3,200								
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S							
410 N. Sycamore, Blue Hill, Nebraska 68930	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 Ti	aree (3) Ruschow's Addition to Blue F	Hill Waheter						
County, Nebraska	ince (b), business Addition to blue i	iii, vvebstei						
21 If agricultural, list total number of acres transferred in this transaction	·							
22 Total purchase price, including any liabilities assumed	22  \$	3,200,00						
23 Was non-real property included in the purchase?	-   s	3,200.00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	<u>instructions</u> )							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	3,200,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption								
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	omplete, and						
Don E.Theobald		(402) 746-2774						
Print or Type Name of Grange or Authorized Representative		Phone Number						
sign Silver	Attorney	_ 11/14/2023						
here Signature of Grantee of Authorized Representative	Title	Date						
Register of Deed's Use Or	•	For Dept. Use Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 9 00	28 Recording Data RK 2023 P. 2141							
Mo. 11 Day 21 Yr. 25 \$9.00  Nebraska Department of Revenue	0/(500) (3	Rev. Stat. §§ 76-214, 77-1327(2)						
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Additionized by Neb. P	544. 33 10 214, 11-1021(2)						

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 100 A.D., 20 23, at 9.03 o'clock 4 M. Recorded in Book 202 on Page 2141 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-21-33
\$ 9.00 By a)

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

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 \_\_\_\_\_\_\_, 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

Cnty No.	Bo	ok	Page	Sale Date						School District Code											
91	20	23	2141	11/21/2023 Base: 91-			91-0	O074 Affiliated: Unified:													
Location	ID	Sale	Number	τ	Jseabil	lity &	Code#						Parce	IN	lumber	mber					
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	D	ate of S	ale Assessec	l Value			4133					l c		20025		003	0000	)			
Land		Imp	rovements	Total						Date	of S	ale ]	Prope	rty	Classific	atior	Code	.2. * * * * * * * * * * * * * * * * * *			
4	4,630				4,630 State				P	roperty	roperty Type Zonii			g	Location	Location City Size		Parcel S	ize		
Assessor Lo	Assessor Location: BLUE HILL (				BH)			A) 2	B)	, 0	01		C) 1		D) 1	E)	6	F) 2			
					•	F	Residential			Commercial											
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			Floor:	Floo	or Sq. Ft.	:				Floor	Sq.	Ft. :									
		Buildin	g Cost New:	Cos	t :					Cost	:										
Single Family	Style:			Res	sidentia	l Con	dition:			Com	mer	cial	Оссир	апс	y Code:						
(100) □ Mo		ne		(10	)) 🗆	Won	n Out			Prim	ary:			Otl	herl:		Other2:				
(101) ☐ One Story					(20)   Badly Worn						Commercial Construction Class:										
(102) □ Two			<u></u>	(30)  Average						(1)	***										
(103)  Split Level					) 🗆	Good				(2)						me					
(104) □ 1 1/2 Story					) 🗆		Good			(3)					ring Walls						
(111) 🗆 Bi-I				(60	) 🗆	Exce	llent			(4)					l Framed I	xt. W	alls				
(106) 🗆 Oth				Daridantal Occident						(5)					and Walls						
Townhouse or		Style:			Residential Quality:  (10)								e Fram	e							
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(302)  Two (307)  1 1/		***		<u> </u>		Fair				(10)		Lov			·		□ Worm				
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### NEBRASKA

### **Real Estate Transfer Statement**

290

FORM **521** 

Good Life. Great Service.

Nebraska Department of Revenue

Form No. 96-269-2008 10-2020 Rev. Supe

96-269-2008 Rev. 6-2019

•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. DEPARTMENT OF REVENUE 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 Mo. 10 Day 15 Yr. 23 Mo. 10 Day 15 Yr. 23 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Brent A Sundling Laura B Sundling Street or Other Mailing Address 1168 W McKinley Ave Street or Other Mailing Address 529 N Cherry St Zip Code 94086 City Sunnyvale State City Red Cloud NE 68970 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (408) 730-1934 Yes 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) ✓ Single Family Industrial √ Improved Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed ☐ Conservator Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller ✓ No ✓ Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.)

Yes No 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.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Setf Other Brothers and Sisters Grandparents and Grandchild ✓ Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$40,200 Yes V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) √ No Yes Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 529 N Cherry St Same as Grantee Red Cloud, NE 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 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0,00 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantée or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data

BKaoa

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

State of Nebraska Ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of 1000 A.D., 2023, at 10:33
o'clock AM. Recorded in Book 302
on Page 2142
abbeuttania County Clerk
O.OO O ( Deputy
Ind Comp Assessed Condad

NEBRASKA DOCUMENTARY

#### **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.

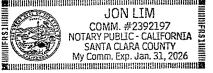
THE INTENT OF THIS DEED IS TO TERMINATE THE GRANTOR'S LIFE ESTATE IN SAID REAL ESTATE, WHICH WAS RESERVED IN BOOK 2020, PAGE 656.

Executed /0/15 / 2013, 2023.

STATE OF California, COUNTY OF Janta Mara ) ss.

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

Comm. expires 01/31/2025 



Cnty No.	В	ook	Page	Sale Date School District Code																	
91	20	23	2142		10/	15/2023	Base:	91-	-0	002	Aff	iliat	ed:			Unit	ĭed:				
Location	ID.	Sale	Number	U	seabili	ity & Code#		-				Pa	rcel N	Vum	umber						
0001492	200		290		4	04	GeoCde	T	wn	Rng	Se	ct	Qrt	Su	ubdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Val	ue		4371				0	0	0	10	045		003	0000			
Land	[	Imp	rovements			Total		'	Ι	Date of	Sale	Pro	perty	Cla	assifica	tion (	Code	·			
2	,005		51,43	35 53,440					Pr	roperty Type Zoning L					Location	City Size		Parcel Size			
Assessor Lo		RED		(RC)			A) 1	T	B)	01 <sup>C)</sup> 1			D)	<sup>))</sup> 1	E)	6	F) 2				
						Residentia				Commercial											
	Mu	ltiple Im	provements:	Mult	iple. Imp	rovements.:	<u></u>			Multiple.	Impr	oven	nents.:								
		Constr	uction Date:	Cons	truction	Date: 19	10			Construc	tion I	Date :	-								
			Floor:	Floor	Sq. Ft.	: 1,0	65			Floor Sq.	Ft. :										
		Buildin	g Cost New:	Cost	:	117,2	00			Cost:											
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(101) □ One Story					(20) 🙀 Badly Worn						Commercial Construction Class:										
(102) □ Two Story					(30) 🙀 Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) 🗆 Split Level						Good				(2)	Re	einfo	rced C	oner	rete Frar	ne					
(104) 📮 1 1/2 Story						Very Good			4	(3)	M	ason	пу Веа	ring	Walls						
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### NEBRASKA

**Real Estate Transfer Statement** 

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 2023 Mo. 11 Day 01 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chris Nichols MC Nichols & Family, LLC a/k/a Nichols & Family, LLC Street or Other Mailing Address 325 N Seward St Street or Other Mailing Address 1013 N Webster St City Red Cloud State Zip Code 68970 City Red Cloud Zip Code 68970 Is the grantee a 501(c)(3) organization? Phone Number (402) 257-7173 If Yes, is the grantee a 509(a) foundation? 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) √ Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Conservator 7 Distribution 8 Type of Deed Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement **✓** Gift Life Estate Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 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 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$16,675 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 325 N Seward St Same as Grantee Red Cloud, NE 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)

Lots 647, Block 20, Original Town to Red Cloud 21 If agricultural, list total number of acres transferred in this transaction 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . . 0,00 23 0100 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. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 11/16/2023 Signature of Grantee or Authorized Representative Title here Date Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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



## **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 comembers of the same family or a partnership or limited owned by members of the same family family, and all shof the partnership or limited liability company are family the fourth degree of kindred?	liability company where all interest is nareholders of the corporation or members ly members related to one another within	No
If No, is conveyance between two family entities where a owned by members of the same family and all owners are within the fourth degree of kindred?	re family members related to one another	No
<b>Note</b> : An entity, as Grantor or Grantee, whose stock of another entity is not eligible for this exemption.	or interest is owned in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table below AC Nichols & Family, LLC	w. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Gran (see Table of Kindred)	tor
/lyron C. Nichols	Member	
Grantees (If entity, provide name of entity and list all members in table belo	w. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Gran (see Table of Kindred)	tor
Chris Nichols	Child	
details of the conveyance information described above.	ed above is true, complete, and correct and that I am familiar with all of the releval	
sign	Attorney 11/1	16/23
here Grantor of Grantor Representative	Title Date Attorney 11/1	16/23
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.

State of Nebraska ss.
County of Webster sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this a lay of NaD., 20 a at 10.35 o'clock A.M. Recorded in Book 2023 on Page 2143-2148A

Characteristics County Clerk

10 Deputy

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NEBRASKA DOCUMENTARY
STAMP TAX
Date (1-21-23)
\$ Exemp# 5689 なし

#### 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, GRANTEES, 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 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.

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 Josepher 1, 2023.

MC Nichols & Family, LLC

Myron C. Nichols, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November, on behalf of MC Nichols & Family, LLC.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN iky Comm. Esp. August 27, 2026

NE Sec of State - Robert B. Evnen
Filing Document #: 9000974721 Pages: 1
Corporation Name: MC NICHOLS & FAMILY, LLC
Filing Date and Time: 11/16/2022 01/12 PM

Filing Date and Time: 11/16/2023 01:13 PM

#### 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

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Etb. August 27, 2028.

Cnty No.	Cnty No. Book Page Sale Date							School District Code												
91	20	23	2143		11/:	L/2023	Base:	91-	0002	2 .	Aff	iliate	d:			Unif	ied:			
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### NEBRASKA

### **Real Estate Transfer Statement**

292

FORM **521** 

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

Good Life. Great Service.

Nebraska Department of Revenue

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

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. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 1 County Name WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver) Eric Shepard and Katie Shepard Joshua Kinnev Street or Other Mailing Address Street or Other Mailing Address 3412 P St 1161 Elly's Way City Slinger State Zip Code 53086 State NE 68503 Lincoln Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (402) 309-4712 Yes Email Address ericshep91@gmail.com 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) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt TIOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral **V** Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I\_R.C. § 1031 Exchange) by buyer or seller? Auction Easement **√** Gift Life Estate Sale Trustee to Beneficiary Buyer ☐ Seller 🗸 No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.)

Yes No 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.) √ Yes 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$1,903 Yes √ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes No. Yes **√** No 18 Address of Pronerty 19 Name and Address of Person to Whom the Tax Statement Should be Sent 310 West Lancaster St Lisa Kinney Blue Hill, NE 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 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0,00 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Tivide Name of Grant ee or Authorized Representative Phone Number Attorney Signature of Grant of Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data \$ 50 Dav

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.

County of Webster 355.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this a law
of Nov A.D., 20 23, at 10:38
o'clock AM. Recorded in Book 2023
on Page 2144
Abbell Having County Clerk
10.000 Deputy
IndCompAssessorCarded

State of Nebraska 7

#### **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, GRANTEES, 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  $\frac{Q}{1}$ , 2023.

Eric Shepard

Katie Shepard

STATE OF WISCONSIN, COUNTY OF Washington) ss.

The foregoing instrument was acknowledged before me on November  $\frac{9}{2}$ , 2023, by Eric Shepard and Katie Shepard, husband and wife.

Comm. expires 11/14/2026

Cnty No.	Во	ook	Page	Sale Date				School District Code											
91	20	23	2144	11/9/2023 Base: 9		91-	0074 Affiliated: Unified:												
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5	5,805 24,64				15 30,450 Status Pr				Property T	roperty Type Zoning L					Location City Size				
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(104) □ 1 1/2 Story					) 🗆 V	ery Good			(3)	] M	lasonry	Bea	ring Walls						
(111) □ Bi-I				(60)	) 🗆 E	xcellent			(4) I	J W	lood or	Stee	el Framed I	Ext. Wa	lls				
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### NEBRASKA

### Real Estate Transfer Statement

293

FORM **521** 

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

Good Life. Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 11 WEBSTER - 91 Day Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson P Trambly and Kelly E. Trambly Grantor's Name (Seller Raised In The Barn, LLC Street or Other Mailing Address 104 W Rush St Street or Other Mailing Address 1314 Road 100 Zip Code 68932 City Elwood Zip Code 68937 State **N**E City Campbell NE V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-4485 If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational IOLL 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ben Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Auction Giff Sale Trustee to Beneficiary Easement Buyer Court Decree Partition Satisfaction of Contract Other (Explain) clear title Seller V No Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$234 Yes 16 Does this conveyance divide a current parcel of land? 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 Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 108.42 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 24 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Print or Type Name of Grantee or Auto Phone Number Title Agent 11/*10* /2023 Title Signature of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data #こ . Day 21 Exem

Nebraska Department of Revenue

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 3ss. County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Nov. A.D., 20 23, at 2:39 o'clock\_D\_M. Recorded in Book\_2023 on Page 2153

Abbey County Clerk 10.00 V.D. Deputy Ind \_Comp Carded

NEBRASKA DOCUMENTARY STAMP TAX \$ Exempt #24

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 Ouarter (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/0,2023

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

STATE OF NEBRASKA

COUNTY OF Webster

The foregoing instrument was acknowledged before me on 100 value 10, 2023 by Katy A. Weissert and Megan M. Thorman, Members, Raised In The Barn, LLC, a Nebraska Limited Liability Company

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

# Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sale	Date	School District Code												
91	20	23	2153	11/10	)/2023	Base: 91-0002 Affiliated:							Unified:					
Location	ID	Sale	Number	Useability	& Code#					Pa	rcel N	umber						
0023081	L <b>01</b>		293	4	11	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	F	arcel		
	Date of Sale Assessed Value					4369			1	6	0	00000	1	000	0	000		
Land	Improvements Total			otal		D	ate of	Sal	le Property Classification Code									
242	242,180			2	242,180	Status	Proj	perty Ty	ре	Zo	oning	Location	Cit	City Size		cel Size		
		Irrigat	ion Type: NO	IRRIGAT	TION	A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG		. <i>E</i>	ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	UE:			
IRRIGATE	D 1A1					GRASSLAND 1G1						1.320			1,	850		
	1A					1G						0.010	15					
	2A1					2G1						0.470	66					
	2A					2G												
	3A1					3G1												
	3A					3G												
	4A1							40	G1									
	4A							2	4G			0.030				30		
DRYLANI	) 1D1		66.820	1	73,730	Š	Shelterbe	elt/Timb	oer									
	1D		1.150		2,990			Accreti	on									
	2D1							Was	ste									
	2D	<del> </del>	2.220		5,075		ner											
	3D1	<del> </del>				AG LAND TOTAL					10	7.500		2	42,	180		
	<b>3</b> D			, <u>-</u> ,		Roads						1.540						
	4D1		29.320		47,790		tes				<u></u>		·····					
	4D		6.160		10,040			ome Sit	_									
							on						·					
	wellings		- <del></del>				ner											
Outh	ouildings		·			No	n-AG T	ГОТА	$\mathbb{L} $			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)
	DAT 06 106 00

Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM** 

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

521

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91 ▼	Mo. 11 Day 17 Yr. 23 Mo. 10 Day 26 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Brianna Skrdlant and Adam Skrdlant	Grantee's Name (Buyer) Krysten J. Vance	
Street or Other Mailing Address 1282 Highway 136	Street or Other Mailing Address 316 S. Walnut St.	
City State Zip Code Red Cloud NE 68970		930
Phone Number (402) 587-1821		No No
Email Address	Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C		
	B) Property Type (C)	
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile He	ome
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
	and Contract/Memo Partition Sheriff Other	
	ease Personal Rep. Trust/Trustee	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Fore Auction Easement Gift	closure	
	otor Trust Partition Satisfaction of Contract Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended	use.)
Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re  Yes No Aunt or Uncle to Niece or Nephew Family Corp.		
	Partnership, or LLC Self Other	
Exspouse Parents and 0		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$193,000	☐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 na	ame No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent	
316 S. Walnut St., Blue Hill NE 68930	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		n
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see		<del>-</del>
(3ec		
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	
Under penalties of law, I declare that I have examined this statement	ent 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		
Print pr Type Name of Grantee or Authorized Representative	Phone Number	
sign bust a Visco	Grantee 11-17-2023	í
here Signature of Grantee or Authorized Representative	Title	
Register of Deed's Use O	402-705-7466 11-17-200	<u> አ3</u>
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1ly For Dept. Use Onl 28 Recording Data	Ŋ
Mo. 11 Day 22 Yr. 25 \$ 434, 25	BK2023 Pa 2162	
lebraska Department of Revenue form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Slat. §§ 76-214, 77-132	7(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/22/23 \$ 434.25 By AS

Bk 2023, Pg 2162

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

Sindlysett 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;

1 211 1 0 1 ....

(3) Wa	trant and will de	erena title to	o the real	estate	against	the law	ful claim:	sofall	persons.
	October				J				P
Executed:	e worder	do	, 2023.						

Brianna Strat Brianna skrdlant	lant	ADAM SKRD	LANT	
STATE OF NEBRASKA	) ) SS:			
COUNTY OF	)	4		

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

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

Notary Public- Laurie L. Hawes

My commission expires:

24-27

Cnty No.	Bo	ok	F	age		Sal	e Date				School District Code									
91	20	23	2	162	11/17/2023		Base:	91-	.00	O74 Affiliated: Unified:										
Location ID Sale Number			oer	Useability & Code #								Pa	rcel I	Number	mber					
000308700 294			1		GeoCde	Tv	vn	n Rng S		ect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed			sessed	l Value			4133			c		0	0	20005	Ì	019	0000			
Land Improvements				nents	Total				Date of Sale Property Classification							catior	Code			
3	3,405 124,68					0 128,085 Status				Prop	roperty Type			oning	ning Location		ity Size	Parcel Size		
Assessor Lo	cation:	BLUE	HIL	L (B	(BH) A) 1		I	В)	01		C)	1	D) 1	E)	6	F) 2				
					Residential						Commercial									
Multiple Improvements:			nents:	Multiple. Improvements. :					N	Multiple. Improvements. :										
		Constr	uction	Date:	Construction Date : 1970					C	Construction Date :									
				Floor: ]	Floor Sq. Ft.: 1,440					F	Floor Sq. Ft. :									
		Buildin	ıg Cost	New:	Cost:		170,3	30	·	С	Cost:									
Single Family	Style:	101			Residential Condition: 30						Commercial Occupancy Code:									
(100) □ Mo	bile Hon	ne			(10) U Worn Out						Primary: Other1: Other2:									
	e Story				(20) 🗆 Badly Worn						Commercial Construction Class:									
(102) 🗆 Tw					(30) 🙀 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl					(40) □ Good						(2) Reinforced Concrete Frame									
(104) □ 1 1/2 Story					(50) U Very Good						(3) Masonry Bearing Walls									
(111) 🗆 Bi-Level					(60)   Excellent						(4) Wood or Steel Framed Ext. Walls									
(106) □ Other					(5) ☐ Metal Frame and Walls															
Townhouse or Duplex Style:					Residential Quality: 20						(6) □ Pole Frame									
(301) ☐ One Story			-	(10) □ Low (20) ➡ Fair					-	Cost Rank:					Condition:					
(302)  Two Story				(20)					+	(10) ☐ Low (20) ☐ Average					(10)					
(307) □ 1 1/2 Story			-	(40) ☐ Good					_						(20) ☐ Badly Worn (30) ☐ Average					
(308) □ Split Level (309) □ 2 1/2 Story				(50)					-				Avera	ge	(40) ☐ Good					
(304)  One Story Duplex				(60)					+	(40)	Hi	iRu			(50) □ Very Good					
, , , , , , , , , , , , , , , , , , ,					(00) Li Excellent					-						<del>```</del>	□ Very □ Excel			
(305)  Two Story Duplex							·			· · · · · · · · · · · · · · · · · · ·			•	<b>44</b>	(00)	_ Excel	letiti			
Assessor's	-				-		):									-				
	Assessor Comments and Reason for Adjustment:																			
JTWD																				
		· · ·	<del> </del>																	
******							* **													
Comments from Comments:																				
000308	700																			
											<del></del>									
<del></del>							•		•••								(Cont	inue on back)		
																	(COII	and on vaca)		

## **NEBRASKA**

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

**FORM** 521

Good Life. Great Service.

DEPARTMENT OF REVENUE	• if additional space						eted.	
1 County Name	The deed will not be reco		is statemen	3 Date of Sale/Tra		4 Date of Dec		
1 County Name	WEBSTER - 91	uci	1		y <u>27</u> Yr. <u>2023</u>		_ <sub>Day</sub> 15	_ <sub>Yr.</sub> _2023
5 Grantor's Name Addr	ess, and Telephone (Please Pri	nt)	<u> </u>	1	, Address, and Teleph			
Grantor's Name (Seller)				Grantee's Name (F	Ruver)		·	
Charles E. Lovejo	oy and Linda K. Lovejoy	/		Lukas Utto I Street or Other Ma	urner and Jenife	o Dear IUI	1101	<del> </del>
1005 C Street, Ap	or. 2			218 W. Marie		01-1-		Zin Cada
City Hastings	State NE		Zip Code 68901	Bladen	is the great	State NE ee a 501(c)(3) o	rganization?	Zip Code 68928 Yes ✓ No
Phone Number (402) 480-0415				Phone Number (402) 831-05		grantee a 509(		
Email Address N.A.				Email Address N.A.				
7 Property Classification	on Number. Check one box in a	ategories A and	B. Check C if	property is also a	mobile home.			
(A) Status	M		(B	Property Type	<del></del>			(C)
✓ Improved	✓ Single Family	Industrial	Ĺ	Mineral Interests	-	State Asse	essed	Mobile Home
Unimproved	Multi-Family	Agricultural Recreational	L	Mineral Interests	-Producing	Exempt		
8 Type of Deed	Conservator	Recreational	ition I a	nd Contract/Memo	Partition	Sheriff	Other	
	Conservator	Easem	=		Personal Rep.	Trust/Trustee		
	Death Certificate - Transfer on D	=	=	neral	Quit Claim	Warranty		
9 Was transfer part of	of IRS like- 10 Type of Trans	sfer Distribution	on Forec	losure Irrevocal	ole Trust Revocable	Trust	Transfer o	n Death
kind exchange (I.R. Exchange) by buyer o	or seller? Auction	Easemen	nt Gift	Life Esta			=	Beneficiary
	eller V No Court Dec		e Grant	or Trust Partition	Satisfaction Vas real estate purchas	on of Contract	Other (Ex	
Yes No	erred in full? (If No, explain the di	vision.)		1 '	vas real estate pulcitas ✓ Yes	sed for Same use	e: (11 140, State	e me mended use.)
13 Was the transfer between	en relatives, or if to a trustee, ar	e the trustor and b	eneficiary rela	tives? (If Yes, check	the appropriate box.)		1	
Yes✓No	Aunt or Uncle to Niece o	- =		Partnership, or LLC	∐ Self		Other	
	Brothers and Sisters	=	•	and Grandchild	☐ Spouse	ادائماء سدد کا اد		
14 Mat is the current me	Ex-spouse rket value of the real property?		Parents and C		Step-parent an age assumed? (If Yes,		t and interact	rate )
\$131,000	rker value of the real property?			Yes	No \$	state the amoun	it and interest	% %
	divide a current parcel of land?			17 Was transfer th	rough a real estate age	ent or a title com	npany? (If Yes,	include the name
Yes Vic	•			of the agent or	title company contact.)	✓ Yes Ada	ms Land Titl	e Co. No
18 Address of Property				19 Name and Add	ress of Person to Whor	n the Tax Staten	nent Should b	e Sent
218 W. Mariel St. Bladen, NE 68928				See Grante	ee			
18a No address assig	nned 18b Vacant land							
	ch additional pages, if needed.)							
	. • • •	+ 1 1 - 15 / <del>5</del> 1 / 1		FI (0) DI		· · · · ·		<b>.</b> .
• •	wo (2) and the Eas				` '	First Add	ition to E	Bladen,
Webster Cour	ity, Nebraska, acco	rding to th	e record	ed plat there	eot.			
21 If agricultural, list total	number of acres transferred in th	is transaction						
22 Total purchase price	e, including any liabilities ass	sumed				22 \$		131,000,00
	ty included in the purchase?					\$		,
Yes ✓ No (	If Yes, enter dollar amount an	d attach itemize	d list.) ( <u>see i</u>	instructions)		23		
24 Adjusted purchase	price paid for real estate (line	e 22 minus line :	23)	• • • • • • • • • • • • • • • • • • • •		24	•	131,000 00
	empt from the documentary :				·			
Unde	r penalties of law, I declare that	t I have examined	this stateme	nt and that it is, to the	ne best of my knowled	ge and belief, tr	rue, complete,	and
	I that I am duly authorized to sign e L. Kellev	i ins statement.					(4	02) 463-4198
Print or Typ	pe Name of Grantee or Authorize	d Bepresentative,	,					ne Number
sign	auth L		un	Closin	ig Department N	lanager	1	1-27-2023
here Signature	of Grantee or Authorized Represe	entative	7	Title			Date	;
		Register of De	ed's Use Or	niy			For	Dept. Use Only
26 Date Deed Recorded	2 2 2 2 2 2 2 2 2	np or Exempt Num	nber	28 Recording Data		~.7		
Mo. Day	24.03 \$ 29	4-15		L BK 20	123, Pa 2	dll		
Nebraska Department of Reven Form No. 96-269-2008 10-2020	ue Rev. Supersedes 96-269-2008 Rev. 6	-2019		-	' )	Authorized by	Neb. Rev. Stat.	§§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/28/23

By AS

\$ 294.75

Bk 2023, Pg 2217

State of Nebraska State 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

Briskysell

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

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:

- 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;

My Comm. Exp. September 27, 2024

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

Executed //- /5 - 23

Charles E. Lovejoy

Charles E. Lovejoy

STATE OF NEBRASKA

COUNTY OF Adams

On this State of Nebraska

DANIELLE L KELLEY

Charles E. Lovejoy

Linda K. Lovejoy

State of Nebraska

Notary Public - Danielle Kelley

# Residential & Commercial Sales Worksheet

Cnty No.	Book Page Sale Date						School District Code														
91	20	23	22	2217 11/27/2023					)1-	0123 Affiliated: Unified:											
Location	ID	Sale	Numb	er	Usea	bility	& Code#					F	arcel N	Vun	nber						
0005122	200		295	•	1			GeoCde	Tw	n Rng Sect Qrt Subdiv Area 1							Blk	Parcel			
	D	ate of S	ale Ass	essed \	/alue			4131			(	00	0	30	0010		004	0000			
Land		Imp	orovem	ents		$\mathbf{T}$	otal		1	Date o	Sal	le P	roperty	y Cl	lassific	ation (	Code				
2	,345	-	152	,335			154,680	Status	J	Property	Гуре		Zoning		Location	Cit	y Size	Parcel Size			
Assessor Lo	cation:	BLAD	EN (I	BLA)				A) 1	В	9) 01		C	) 1	I	D) <b>1</b>	E)	7	F) 2			
			<del></del>			,	Residential		<u>'</u>					C	ommer	cial					
	Mul	tiple Im	provem	ents: N	ſultiple	Improv	vements.:			Multip	e. Im	prove	ements.:								
		Consti	ruction I	Date: 0	Construc	tion Da	te: 18	95		Constr	ction	n Date	e :								
			F	loor: F	loor Sq	. Ft. :	1,6	46		Floor S	q. Ft.	.:									
		Buildir	ıg Cost l	New: C	ost:		237,0	85		Cost:											
Single Family Style: 101 Resider						ıtial C	ondition: 3	<u> </u>	. **	Comn	ierci	ial O	ccupan	cy (	Code:						
					(10) E	l W	om Out			Prima	y:		Ot	ther	:1:	(	Other2:				
(101) 🖵 One Story (20)					(20) E	] Ba	ıdly Worn			Comn	ierci	ial C	onstruc	tion	1 Class:						
(102) 🗆 Tw			<del></del>		(30)		verage								ural Stee		:				
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(104) 🗆 11					(50) U Very Good						- Y										
(111) □ Bi-				- 10	(60)   Excellent					<b>→</b> ` ´ −											
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NEBRASKA I

## **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service.	•To be filed with the Register of Deeds.		ad instructions on reverse side.	521
DEPARTMENT OF REVENUE			t is signed and items 1-25 are accurately complete	ed.
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed	
	WEBSTER - 91		Mo. 11 Day 27 Yr. 23 Mo. 11	Day18Yr23
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print	t)
Grantor's Name (Seller) James P. May II a	nd Robin Y. May		Grantee's Name (Buyer) Madison M. Jones	
Street or Other Mailing Ad 1133 Yearly Way	•		Street or Other Mailing Address 210 N. Liberty St.	
City Roebuck	State Zip Co SC 29	9376	City State NE NE	Zip Code 689
Phone Number N/A		40	Phone Number Is the grantee a 501(c)(3) orgal (2-469-8656 If Yes, is the grantee a 509(a)	
Email Address N/A			Email Address N/A	
7 Property Classification	n Number. Check one box in categories A and B. Che	eck C if	property is also a mobile home.	
(A) Status		(B)	Property Type	(C)
Improved Unimproved IOLL	✓ Single Family		Mineral Interests-Nonproducing State Assess Mineral Interests-Producing Exempt	sed Mobile Ho
	Conservator Distribution	<u> </u>	d Contract/Memo Partition Sheriff	Other
Bill of Sale	Corrective Easement	Lea	ise Personal Rep. Trust/Trustee	Other
	Death Certificate - Transfer on Death Executor	Min	eral Quit Claim Warranty	
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	seller?AuctionEasement	Forecto	Life Estate Sale	Transfer on Death Trustee to Beneficiary
Buyer Sel  1 Was ownership transfer	ler	Granto	r Trust Partition Satisfaction of Contract  12 Was real estate purchased for same use?	Other (Explain) (If No, state the intended in
Yes No			Yes	
Yes No	Brothers and Sisters Grandp	Corp., P	artnership, or LLC Self (	Other
4 What is the current mark	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount a	nd interest rate.)
\$103,000			Yes V No \$	%
6 Does this conveyance d Yes No	ivide a current parcel of land?		17 Was transfer through a real estate agent or a title compa of the agent or title company contact.)  Yes <u>Country</u>	iny? (If Yes, include the na v Nollette
8 Address of Property			19 Name and Address of Person to Whom the Tax Statemer	
210 N. Liberty	St., Blue Hill, NE 68930		Grantee	3.,32.2 33 33
Ba  No address assign	ned 18b Vacant land			
0 Legal Description (Attac	h additional pages, if needed.)	1		
Lots 1 and 2, B plat thereof.	Block 8, Original Town of Blue Hill	I, We	ebster County, Nebraska, according	to the recorded
•	umber of acres transferred in this transaction			
	, including any liabilities assumed		22   22   22   22   23   24   25   25   25   25   25   25   25	103,000.0
	Yes, enter dollar amount and attach itemized list.)	(see ir	nstructions) 23	. I
	price paid for real estate (line 22 minus line 23)		l s	103,000,0
	mpt from the documentary stamp tax, list the exer			
correct, and	that I am duly authorized to sign this statement.	tatemen	t and that it is, to the best of my knowledge and belief, true	, complete, and
	M. Jones  Name of Grantee or Authorized Representative			<u> 402-469-82</u>
A A A STATE OF TABLE	rame of Granice of Authorized Representative			Phone Number

26 Date Deed Recorded

Mo. 11 Day 28

Grantee

11-27-23

For Dept. Use Only

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

Signature of Grantee or Authorized Representative

27 Value of Stamp or Exempt Number

Register of Deed's Use Only

Nebraska Department of Revenue

28 Recording Data

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: //- / 8, 2023.
James & May II
C - Kab y Wan
JAMES P. MAY II ROBIN Y. MAY
STATE OF Southbrokens ) SS:
STATE OF Down AND I was
) SS:
COUNTY OF COUNTY OF
The foregoing warranty deed was acknowledged before me on 100. / 3, 2023, by
I was D. Mari T. and Datin V. Mari
James P. May II and Robin Y. May.

Brad Rawson
MULANYPER, STATEORNUTHONOUN
My Commission Expires 11/24/2025

Notary Public - Brad Rawson

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 11/28/23

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

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date					Sch	ool Dis	trict Cod	e		
91	20	23	2232		11/2	7/2023	Base:	91-0	074	А	ffilia	ated:		Uni	fied:	
Location	Ю	Sale	Number		Useabilit	y & Code#					F	arcel l	Number			
000302	500		296		1		GeoCde	Twi	Rng	; ;	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assesse	d V	alue		4133		į		00	0	20005		008	0000
Land	•	Imp	rovements		7	<b>Cotal</b>			Date o	f Sa	le P	roperty	y Classific	ation	Code	
7	,120		43,51	5		50,635	Status	P	roperty	Гуре	:	Zoning	Location	n Ci	ty Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (	BH)	)		A) 1	B)	01		С	9 1	D) 1	E)	6	F) 3
						Residential				-			Comme	cial		
	Mul	tiple Im	provements:	Mı	ıltiple. Impr	ovements.:			Multip	e. Im	nprove	ements.:				
		Constr	uction Date:	Co	nstruction D	ate: 18	85		Constr	iction	n Date	e :				
	· ·		Floor:	Flo	oor Sq. Ft. :	1,4	74		Floor S	q. Ft	t. :					
		Buildir	g Cost New:	Co	st:	169,5	05		Cost:							··· - · · · · · · · · · · · · · · · · ·
Single Family	Style:	101		Re	esidential (	Condition: 2	0		Comr	ierc	ial O	ccupan	cy Code:			
(100) □ Mo	bile Hon	ne		(1	0) 🗆 V	Vorn Out			Prima	y:		Ot	ther1:		Other2:	
(101) 🙀 On	e Story			(2	(0) 🙀 E	adly Worn			Com	1erc	ial C	onstruc	tion Class	:		
(102) 🗆 Tw	o Story			(3	(0) 🗆 A	verage			(1)		Firep	roof Str	uctural Ste	el Fram	е	
(103) 🗆 Spl	it Level			(4	(O) [] (C	iood			(2)		Rein	forced C	Concrete Fr	ame		
(104) 🗆 11.	/2 Story			(5	7 🗆 (0i	ery Good			(3)		Maso	опгу Веа	aring Walls			
(111) □ Bi-	Level			(6	0) 🗆 E	xcellent			(4)	□ <sup>'</sup>	Woo	d or Ste	el Framed l	Ext. Wa	lls	
(106) □ Oth	ier				<u> </u>	<u> </u>			(5)		Meta	l Frame	and Walls			
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(301) □ On	e Story			(1	0) 🗆 L	ow			Cost l	Rank	¢:			Condit	ion:	
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(307) 🗆 11						verage			<u> </u>		Aver				l Badly	
(308) 🗆 Spl				_	<del></del>	food						ve Avera			l Avera	
(309) 🗆 2 1/						ery Good			(40)		High			`	Good	
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<u>NEBRASKA</u>

### **Real Estate Transfer Statement**

297

FORM **521** 

Good Life. Great Service

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. \_ 11 Mo.\_ 11 Day 28 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Classic Suds, LLC Grantor's Name (Seller) Kevin Hansen and Paige Hansen Street or Other Mailing Address 209 N. Wilson Street or Other Mailing Address P.O. Box 432 Zip Code 68930 Zip Code 68930 State City Blue Hill City Blue Hill State Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number Yes V No Email Address NA Email Address NA 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home [ Improved Single Family Agricultural Multi-Family Mineral Interests-Producing Exempt ✓ Unimproved Recreational T IOLL Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Lease Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral ✓ Warranty Quit Claim Executor Cemetery Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure kind exchange (I.R.C. § 1031 Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Satisfaction of Contract V Other (Explain) LLC Buyer Seller V No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Yes Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$10,380 Yes ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Same as grantee. 18b Vacant land 18a 🗾 No address assigned 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? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 1,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(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 (402) 834-3300 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney at Law 11/29/2023 Şignature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

#### 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 1/4) 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 Rightof-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 members of the same family or a partnership or limit owned by members of the same family family, and all of the partnership or limited liability company are far the fourth degree of kindred?	ted liability company I shareholders of the	where all interest is corporation or members d to one another within	Yes No
If No, is conveyance between two family entities when owned by members of the same family and all owners within the fourth degree of kindred?	s are family members	s related to one another	☐ Yes ☐ No
<b>Note</b> : An entity, as Grantor or Grantee, whose stoc another entity is not eligible for this exemption.	k or interest is own	ed in whole or in part by	
Grantors (If entity, provide name of entity and list all members in table by	pelow. If individuals, list a	Il in table below.)	94-98-98-98-98-98-98-98-98-98-98-98-98-98-
Members of Entity or Individuals	Re	lationship to First Listed Mer (see Table of Kindr	
Kevin Hansen	Self		
Paige Hansen	Spouse		
Grantees (If entity, provide name of entity and list all members in table	below. If individuals, list a	all in table below.)	
Members of Entity or Individuals	Re	lationship to First Listed Mer (see Table of Kindn	
Classic Suds, LLC	Entity		
Kevin Hansen	Self		
Paige Hansen	Spouse		
Under penalties of law, I declare that the information prodetails of the conveyance information described above.	ovided above is true, comple	ete, and correct and that I am familiar wi	th all of the relevant
I further certify that documentation that supports this ex	kemption is available for insp	pection at any time by the Nebraska Dep	artment of Revenue.
sign		Attorney at Law	11/29/2023
here Grantor or Grantor Representative		Title Attorney at Law	Date 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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/29/23

\$ Ex05b By AS

Bk 2023, Pg 2260

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

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 1/4) 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, Grantor

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*.

GENERAL NOTARY - State of Nebraska MIRANDA RAYMOND My Comm. Exp. September 2, 2026

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale	e Date						Scho	ol Dis	tri	ct Code			
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		ate of S	ale Assessed	l Va	lue			0000				0	0	0	0	0000	<del></del>	000	0000
Land	<del> </del>	Imp	rovements			Te	otal			]	Date of	Sal	e Pro	perty	y C	Classific	ation	Code	
10	,380		· · · · · · · · · · · · · · · · · · ·				10,380	Status		Pr	operty 7	ype	Z	oning	1	Location	C	ty Size	Parcel Size
Assessor Lo		BLUE	HILL (1	BH)				A) 2		B)	03		C)	3	1	D) 1	E)	6	F) 4
				-			Residentia	i	باهجمد						C	ommer	cial	*	
	Mu	ltiple Im	provements:	Mul	ltiple. Im	prov	rements.:				Multipl	. Imp	rovem	nents.:					
		Constr	uction Date:	Con	struction	ı Dat	te:				Constru	ction :	Date :						
			Floor:	Floo	or Sq. Ft	.:					Floor S	ą. Ft	:						
	•	Buildin	g Cost New:	Cos	st:						Cost:								
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(101) 🗆 On	e Story			(20	)) 🗆	Ba	dly Worn				Comn	ercia	l Cor	nstruc	tio	n Class:			
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(104) 🗆 11				(50			ry Good			$\dashv$						g Walls			
(111) 🗆 Bi-				(60															
(106) 🗆 Ott				Residential Quality:						(5) ☐ Metal Frame and Walls  (6) ☐ Pole Frame									
Townhouse of		x Style:	<del> </del>						-		· · · · · · · · · · · · · · · · · · ·			rame					
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## NEBRASKA

### Real Estate Transfer Statement

Good Life. Great Service •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 1 County Name 2023 2023 22 04 Mo. 11 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Grantor's Name (Seller) Kolleen Kay Grams, a single person Street or Other Mailing Address P. O. Box 151 Street or Other Mailing Address See Attached City Campbell Zip Code 68932 State Zin Code State NE City Is the grantee a 501(c)(3) organization? Phone Number Yes Phone Number (402) 756-8109 If Yes, is the grantee a 509(a) foundation? Yes 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. (B) Property Type (C) (A) Status Mobile Home ☐ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Recreational Commercial Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Conservator Personal Rep. Trust/Trustee Fasement l ease Bill of Sale Corrective ✓ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Cemetery Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Seller V No Court Decree Partition Exchange **Grantor Trust** Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes \$175,000 ✓ No 16 Does this conveyance divide a current parcel of land? 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 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 18b Vacant land 18a No address assigned Campbell, NE 68932 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction \_ 22 22 Total purchase price, including any liabilities assumed . . . . 175.000<sup>1</sup>00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 175,000,00 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 11/26/2023 Attorney Signature of Grantee or Authorized Representative 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 20

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

d

Day

#### 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 (NE¼) of Section Six (6), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S½SW¼) of Section Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska.

Index	
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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/29/23 \$ 393.75 By AS Bk 2023, Pg 2262

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

Co Sindleputh

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 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 (NE¼) of Section Six (6), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska;

All that part of the South Half of the Southwest Quarter (S½SW¼) of Section Fifteen (15), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, lying South of the CB&Q Railroad; and

The Southwest Quarter of the Southwest Quarter (SW½SW½) of Section Eighteen (18), Township Four (4), North, Range Twelve (12), West of the 6<sup>th</sup> 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 Liams

STATE OF NEBRASKA	) ) ss.
COUNTY OF KEARNEY	) )
The foregoing instrum Kolleen Kay Grams, a single p	ent was acknowledged before me on <u>November 22</u> , 2023 by person.
GENERAL NOTARY - State HENRY C. SCI My Comm. Exp. Jun	HENKER Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	School District Code											
91	20:	23	2262	11/4	/2023	Base: (	01-01	L23	Aff	iliated	1:		Unit	ied:		
Location	ID	Sale	Number	Useability	& Code#	Parcel Number										
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	D	ate of S	ale Assessed	Value		4129	4	12	6	5	1	00000	1	000	0000	
Land	Land Improvements				otal		Ι	ate of	Sale	Prop	erty	Classific	ation Code			
624	624,480				624,480	Status	Pro	perty Ty	ре	Zor	ning	Location	ı Cit	y Size	Parcel Size	
		Irrigat	ion Type:	•		A) 2	B)	05		C)	5	D) 3	E)	0	F) <b>10</b>	
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IRRIGATE	D 1A1		3.760		20,455	GF	ASSL	AND 1	G1		3	4.350	48,090			
	1A		20.970		114,075		1G					8.780			12,165	
	2A1						2G1				2	4.420			34,190	
	2A		25.900		135,455		2G									
	3A1		5.020		25,050			3	G1							
	3A								3G							
	4A1															
	4A								4G		6	1.550			59,680	
DRYLANI	) 1D1					;	Shelterb	elt/Timl	ber							
	1D		31.180		81,065			Accreti	ion			0.770				
	2D1							Wa	ste			5.140			1,910	
	2D		30.970		70,765			Oti								
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	3D							Roa	-+			8.090				
	4D1		0.320		520			Farm Si								
	4D		12.920		21,060			Iome Si	$\rightarrow$							
\$ 4.59 500							-	Recreati	-							
	)wellings					N.T		Otl								
Outi	buildings					No	n-AG	TOTA	TT			8.090		·····		

Outoundings				Non-AG TOTA	1L	8.090	
Assessor's Adjusti	ment to Sale P	rice (+ or -):		Total			
Assessor Comments a	nd Reason for A	djustment:		J			
WD; TRANSFER	BETWEEN PA	RENTS & CHII	D AND	GRANDPARENTS	& (	GRANDCHILD	
Comments from				Comments:			
002505900 002	2500800 002	501800					
		W-4-				Acceptant Commission C	
							(Continue on back)
							DAT 06 406 00



**Real Estate Transfer Statement** 

**FORM** 

Good Life. Great Service.

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

521

	The deed will not be	recorded unless th	is statemen	t is signed	and iten	ns 1-25 are accu		***************************************					
1 County Name	2 County	Number	1	3 Date of Sale/Transfer  Mo. 11 Day 27 Yr. 2023  4 Date of Deed  Mo. 11 Day 27 Yr. 2023									
	WEBSTER - 91								Yr				
Grantor's Name, Ad Grantor's Name (Selle	idress, and Telephone (Plea	se Print)		Grantee's N		ddress, and Teleph er)	(Please I	711111)					
Charlotte Bell	<u></u>			Calvin M	1cCutcl	hen							
Street or Other Mailing 779 Hwy 281				Street or Otl 830 N E	ner Mailing Im St	g Address	01-1-		75- Oada				
Red Cloud	Stat NE	e	Zip Code 68970	Red Clo			State NE		Zip Code 68970				
Phone Number (402) 746-2919				Phone Num (402) 74	Phone Number (402) 746-0191 Is the grantee a 501(c)(3) organization? Yes Ves If Yes, is the grantee a 509(a) foundation?								
Email Address				Email Addre		1							
7 Property Classifica	ation Number. Check one bo	ox in categories A and	B. Check C if	property is a	lso a mo	bile home.							
(A) Status			(B)	Property T	уре				(C)				
✓ Improved	Single Family	Industrial		Mineral Int	erests-No	onproducing	State As	sessed	Mobile Home				
Unimproved													
☐ IOLL	Commercial	Recreational				ı <del></del>	7						
8 Type of Deed	Conservator Corrective	∐ Distribu	=	nd Contract/M	emo  _	Partition Personal Rep	」Sheriff ☐Trust/Trustee		her				
Bill of Sale Cemetery	Death Certificate – Transfe	Easem	=	ise ieral		:	Warranty	•					
9 Was transfer par	t of IRS like- 10 Type of	Transfer Distribution	on Forecl	osure Irr	evocable	<del></del>	Trust	Transf	er on Death				
kind exchange (I. Exchange) by buye	r or seller?	<u>=</u>			e Estate	✓ Sale		=	e to Beneficiary				
		t Decree Exchange	Granto	or Trust Pa	rtition		n of Contract		(Explain)				
`_	sferred in full? (If No, explain No	ine division.)				Yes No	ed for same us	Se: (II NO, S					
	tween relatives, or if to a trust		-	•			r						
Yes _✓I	=	. =	amily Corp., F	•		Self	L	_ Other _					
	☐ Brothers and Siste☐ Ex-spouse	=	Grandparents a Parents and Ch		a	Spouse Step-parent and	d Stan-child						
14 What is the current i	market value of the real prope		arents and Or		mortgage	assumed? (If Yes,	•	nt and inter	rest rate.)				
\$10,610	mande value of alle roal prope	,.		Yes		No \$			%				
16 Does this conveyand	ce divide a current parcel of la	ınd?				igh a real estate age e company contact.)		mpany? (If	Yes, include the name				
18 Address of Property			··			s of Person to Whom		ment Shou					
830 N Elm St Red Cloud, NE 68				Same as	_		in the rax exact	inone oriou	id bo com				
18a No address as	_	land											
	ttach additional pages, if need												
See Attached	, ,	,											
21 If agricultural, list tot	al number of acres transferred	d in this transaction		·									
22 Total purchase p	rice, including any liabilitie	s assumed					22 \$		5,000,00				
	perty included in the purcha		d list \	- atw.atia			\$		0,00				
	o (if Yes, enter dollar amou						\$						
24 Adjusted purchas	se price paid for real estate	e (line 22 minus line 2	23)		• • • • • •		24		5,000 00				
	exempt from the documen					·							
correct, a	der penalties of law, I decla and that I am duly authorized		this stateme	nt and that it i	is, to the t	best of my knowled	ge and belief,	true, compl	ete, and				
	McCracken			-					(402) 746-3613				
sign	Type Name of Grantee or Aut	norized Representative				Attorney		ł	Phone Number 11/27/2023				
_	re of Grantee or Authorized R	epresentative		Title		<b>-</b>			Date				
		Register of De	ed's Use Or	nlv					For Dept. Use Only				
26 Date Deed Recorder	27 Value o	f Stamp or Exempt Num		28 Recordin	g Data	0	<u> </u>	-   '	or pept ose orny				
	$\frac{9}{1}  \text{yr.}  \frac{33}{1}  \text{s}$	1, as		RK	202	3 K 22	85	-					
Nebraska Department of Re	venue	· ····					Authorized b	y Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)				

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 21 day of NO A.D., 2023, at 1:18 o'clock D.M. Recorded in Book 203 on Page 228 228 County Clerk 16.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1) 29-23
\$ 11.25 By Ah

#### 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 3,7, 2023.

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

GENERAL NOTARY - State of Nebraska KORY MCCG-ACKEN My Comm. Etp. August 27, 2026

Notary Public

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT BOOK 2023 PAGE 2286

<b>AND</b>	1. DECE	DENT'S NAME (Fir	rst.	Middle.	Las	st.		s	Suffix)		2. SEX	2. SEX 3 DATE OF DEATH (Mo., Day, Yr				
			ESTER	JACOB		ELL		—			Mal			.~~	ry 21, 20	
	4. CITY A	AND STATE OR TERRI	TORY, OR FOREIG	3N COUNTRY (	OF BIRTH	5a. AGE (Yrs.	E-Lasl Birtl s.)	hday 5	5b. UNDER	R 1 YEAR	5c UN	NDER 1 DAY		. DATE OF BI	IRTH (Mo., Day, Y	71
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		OR TOWN OF DEATH		9 8901							Adams					:
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		EET AND NUMBER							1	9e. APT.	, NO	91. ZIP COD			9g. INSIDE CITY	_ 1
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鬱		TOBACCO USE CONTRI			i				ION BEEN	N CONSIDE	ERED?			SENT GRANT		
	27, NAM	YES MO [] ME, TITLE AND ADDRES		UNKNOWN	DRONER'S PHY			☐ NO	ייביא עאם	Drin()		Not Ap	plicable	; il 26a is NO	O U YES 58 N	NO
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1000											• • • • • •	A	· .	<i></i>		
	<u> </u>	GISTRAR'S SIGNATURE											FILED &		AR (Mo., Day, Yr)	

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date	School District Code												
91	20	23	2285		11/	27/2023	Base:	91-	0002	A	Affilia	ated:			Un	fied:			
Location	ID	Sale	Number	U	seabili	ty & Code#			·		F	arcel	Nu	ımber		·			
0001273	300		299		1		GeoCde	Tw	n Rn	g	Sect	Qrt		Subdiv	Area	Blk	Parcel		
		ate of S	ale Assessed	Val	ue		4371				00	0	1	L0020		011	0000		
Land		Imp	rovements			Total			Date o	f S	ale P	ropert	y (	Classific	ation	Code			
1	,095		9,515	5		10,610	Status	]	Property	Тур	e	Zoning		Location City Size			Parcel Size		
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				Residential						01   C) 1   D) 1   E) 6   F) 1   Commercial									
	Mul	tiple Im	provements:	Multiple. Improvements. :					Multip	Multiple. Improvements. :									
		Constr	uction Date:					Constr	uctio	on Date	e :								
			Floor:	Floor Sq. Ft. : 528					Floor	Sq. F	?t. :								
		Buildin	g Cost New:	Cost	:	50,9	00		Cost:										
Single Family	Style:	101		Residential Condition: 20					Comi	ner	cial O	ccupar	ıcy	Code:					
(100) 🗆 Mo	bile Hor	ne		(10)					Prima	ry:	. ".	C	the	er1:	,	Other2:			
(101) 🖵 On	e Story			(20)	) 💂	Badly Worn			Comi	Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) ☐ Average						<ul> <li>(1) ☐ Fireproof Structural Steel Frame</li> <li>(2) ☐ Reinforced Concrete Frame</li> </ul>									
(103) 🗆 Spl	it Level			(40) □ Good							Rein	forced (	Coi	ncrete Fra	me				
(104) 🗆 11.				(50)	) 🗆	Very Good			(3)		Maso	onry Be	arii	ng Walls					
(111) 🗆 Bi-			-	(60)   Excellent						(4) Wood or Steel Framed Ext. Walls									
(106) □ Otl									(5)										
Townhouse o		Style:		Residential Quality: 10					(6)										
(301) 🗆 On				(10) 📮 Low						Cost Rank:					ondi				
(302) □ Tw						Fair			+ ` ´							] Worn			
(307) 🗆 1 1	<u>-</u> _					Average				(20) Average						I Badly			
(308) 🗆 Spl				(40)		Good				(30) Above Average						ge			
(309) 🗆 2 1,						Very Good			(40)	(40) 🗆 High						Good			
(304) □ On				(60)	) 🗆 🗎	Excellent		· · .		-		-				l Very			
(305) □ Tw							<u> </u>		7					(1	60) L	] Excel	lent		
			t to Sale P			<u>-):                                    </u>													
Assessor Co	mment	s and R	leason for A	djus	tment:										_				
WD_																	<del></del>		
Comments	Comments from																		
000127						**************************************			ments:										
			<u> </u>																
														<del> </del>		(0-	imre on t1		
																(Conf	inue 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 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 Sow property / Called owner (SELLER/BUYER) What influenced your sale/purchase of the property? (SELLER) How was the sale price set? Circle one: Appraisal, Auction, Comparable, Neighborhood Sales, Mutual Agreement, Set by Seller, or Other (SELLER) If Appraised, what was the appraised value? \$

(SELLER) Was this a sale of partial interest in the property? Yes

If yes, please explain \_\_\_\_\_

(SELLER/BUYER) Did this sale involve a trade or exchange of property? \_\_\_\_Yes

If yes, please explain

Page 1

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?YesNo If yes, please explain
6
(BUYER) Do you own other property nearby?YesNo If yes, did it influence what you paid for the property?YesNo
(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family, Location, Health, Retirement, Land, ot 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? \$  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?YesNo 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? YesNo
(SELLER) Was the property made available to other potential purchasers?Yes XNo If no, plese explain
(SELLER/BÜYER) How many bedrooms (must have a closet to be considered a bedroom)?  What type of heating and cooling?   Turaco w
(SELLER/BUYER) f. there is a basement please describe the finish; flooring, walls, ceiling finish?  (SELLER/BUYER) f. there is a basement please describe the finish; flooring, walls, ceiling finish?
(SELLER/BUYER) If this is a Mobile Home: What manufacturer?
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

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: Column Mc Carlohan Date: 12-5-23

NEBRASKA

### **Real Estate Transfer Statement**

300

FORM **521** 

Good Life. Great Service.

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

of partment of revenue • If additional space is needed, add an att	tachment and identity the applicable item number.	
The deed will not be recorded unless this state	ement is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 11 Day 28 Yr. 2023  4 Date of Deed  Mo. 11 Day	y <u>28</u> Yr. <u>2023</u>
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)	y Yr
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Van Beber Properties, LLC	Bret Hoffman and Oyun-Erdene Gereltsets	eg
Street or Other Mailing Address 707 W 7th Ave	Street or Other Mailing Address 16620 W Jenan Dr	
City State Zip Code Red Cloud NE 689	e City State 170 Surprise AZ	Zip Code <b>85388</b>
Phone Number (254) 718-9674	Phone Number Is the grantee a 501(c)(3) organiz (623) 256-7167 If Yes, is the grantee a 509(a) fou	
Email Address	Email Address hoffvend@gmail.com	
7 Property Classification Number. Check one box in categories A and B. Check	1.00	
(A) Status	(B) Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor		
9 Was transfer part of IRS like- 10 Type of Transfer Distribution F	Foreclosure Irrevocable Trust Revocable Trust	ransfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Auction		rustee to Beneficiary
	Grantor Trust Partition Satisfaction of Contract C  12 Was real estate purchased for same use? (If	other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	Yes No	No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiar	y relatives? (If Yes, check the appropriate box.)	· · · ·
▼ Yes  No  Aunt or Uncle to Niece or Nephew  Family Co	orp., Partnership, or LLC Self 🗸 Oth	ner cousins
	rents and Grandchild Spouse	
Ex-spouse Parents a		
14 What is the current market value of the real property? \$2,160	15 Was the mortgage assumed? (If Yes, state the amount and	,
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	
Yes V No	of the agent or title company contact.) Yes	
18 Address of Property 1005 N Webster St	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
Red Cloud, NE 68970	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 carea transferred in this transcetion		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		3,231,00
23 Was non-real property included in the purchase?  ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (	see instructions)	0,00
	\$ S S S S S S S S S S S S S S S S S S S	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Enter Name Name And Pro-	3,231 00
25 If this transfer is exempt from the documentary stamp tax, list the exem	ption number tement and that it is, to the best of my knowledge and belief, true, c	
correct, and that I am duly authorized to sign this statement.	ternent and that it is, to the best of my knowledge and belief, true, or	
Kory McCracken  Print or Type Name of Grantee or Authorized Representative		(402) 746-3613 Phone Number
sign	Attorney	11/28/2023
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Us	e Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 11 Day 29 Yr. 23 \$ 9.00	BK 2023 ta 2289	

Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of YOU A.D., 20 23, at 1 2 co'clock DM. Recorded in Book 202 on Page 229429 County Clerk 2200 County Clerk

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (1-29-23
\$ 9.00 By QA

#### 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, GRANTEES, 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 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.

Van Beber Properties, LLC

Merna C. Van Beber, Manager

Charles R. Van Beber, Manager

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November  $\frac{2V}{2}$ , 2023, by Merna C. Van Beber, Manager, and Charles R. Van Beber, Manager, on behalf of Van Beber Properties, LLC.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

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 <sup>1</sup> named
	Van Beber Properties, LLC
2.	The type of entity is a:  □ corporation □ registered limited liability partnership □ nonprofit corporation □ registered limited liability limited partnership □ limited liability company □ limited partnership association □ general partnership □ government or governmental subdivision or agency □ limited partnership □ 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:   is²not 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. <sup>3</sup>
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.
Exe	cuted this 27th day of November , 2023
	Chah R. Wan Beber

<sup>&</sup>lt;sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.

<sup>&</sup>lt;sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.

<sup>&</sup>lt;sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

BOOK 2023 PAGE 2291

County of Webster  The foregoing States	ment of Authority	was acknowledged	before me this	27th	day of
November	, 2023			/Manager and Charles R. V	an Beber, Member/Manager.
My commission exp	ires: August	27, 2026	My 190		THE PERSONNEL PROPERTY OF THE PERSONNEL PROP

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date School District Code																
91	20	23	2289		11,	/28	3/2023	Base:	91	-0	002	Af	filia	ated:			Ur	ified:		
Location	ID	Sale	Number	τ	seabil	ity	& Code#						P	arcel I	Vu	mber				
0001327	700		300		4		05	GeoCde	T	wn	Rng	S	ect	Qrt	,	Subdiv	Area	Blk		Parcel
			ale Assessed	Va	lue			4371			00 0			0	1	.0020		020		000
Land		Imp	rovements			Te	otal			Ι	Date of	Sal	e Pı	roperty	y C	Classific	atior	tion Code		
1	,095		1,065	5			2,160	Status		Pr	operty T	ype		Zoning	T	Location	n City Size			rcel Size
Assessor Lo		RED	74-1				· · ·	A) 1		B)	11		C,	) 1		D) 1	E)	6	F)	1
				Residential							Commercial									
	Mul	tiple Im	provements:	Multiple. Improvements. :							Multiple. Improvements.:									
		Constr	uction Date:	Con	struction	Dat	te: 19	920			Constru	ction	Date	e:						
			Floor:	Floor Sq. Ft.: 936							Floor S	q. Ft.	:							
	Buildin	g Cost New:							Cost:									***		
Single Family	Style:	101		Res	identia	I C	ondition: 1	LO			Comn	erci	al O	ccupan	сy	Code:				
(100) □ Mo	bile Hon	ne		(10) 🖳 Worn Out						Primar	y:		O	the	rl:		Other2	:		
(101) 📮 On	e Story			(20) □ Badly Worn						Commercial Construction Class:										
(102) □ Tw	o Story			(30)  Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spl	it Level			(40) □ Good							(2)	□ F	Reini	forced C	Con	icrete Fra	me			
(104) 🗆 1 1/	2 Story			(50) Ury Good												ng Walls				
(111) □ Bi-l				(60)   Excellent					4	(4) Wood or Steel Framed Ext. Walls										
(106) □ Oth											(5) ☐ Metal Frame and Walls									
Townhouse of		Style:		Residential Quality: 30						_	(6) Pole Frame									
(301) 🗆 One				(10) □ Low					_	Cost Rank:						Condition:  (10)  Worn Out				
(302)   Tw				(20		Fai					(10)						`			
(307) 🗆 11/				(30			rerage				(20) ☐ Average					(20) □ Badly				m
(308) □ Spl				(40		Go				_	(30)  Above Average					(30) ☐ Average				
(309) 🗆 21/					) 🗆		ry Good			4	(40) □ High							□ G00		
(304) □ One				(60)   Excellent							<del> </del>		<u> </u>					□ Very		<u>d</u>
(305) □ Tw	o Story I	Juplex			·						·.					(	(60)	□ Exce	llent	
			t to Sale P				):		0.72**********											
Assessor Co	mment	s and R	leason for A	dju	stment	:														
JTWD;	SALE	BETWE	EN COUS	INS	}							,								
			<u> </u>																	
Comments 1	from						. <u></u>		Co	mm	ents:				_					
000132																				
																				1 1
																(Co	ntinue	on back)		

301

**NEBRASKA** 

### **Real Estate Transfer Statement**

Good Life, Great Service.

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

FORM **521** 

DEPARTMENT OF REVENUE	If additional space is	needed, add an attac	hment and identify the applicable item r	number.								
	The deed will not be recorde	ed unless this stateme	ent is signed and items 1-25 are accurate	ely complete	ed.							
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed 01									
	WEBSTER - 91	<b>2</b>	Md.234 Day Ol Yr. 2023	Mo. #12	Day							
5 Grantor's Name, Addr	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone	e (Please Prin	t)							
Grantor's Name (Seller) Roy N. Phillips an			Grantee's Name (Buyer) Don Mullen and Tami L. Mullen	t Hanna	h Jean Mullen							
Street or Other Mailing Ac 202 N Webster St	<u>t</u>		Street or Other Mailing Address 541 N Walnut St									
Red Cloud	State NE	Zip Code 68970		State NE	Zip Code 68970							
Phone Number 144.	-0186		Phone Number Is the grantee a If Yes, is the grantee a									
Email Address n/a			Email Address n/a	······································								
7 Property Classification	on Number, Check one box in cate	gories A and B. Check C	if property is also a mobile home.									
(A) Status		(	B) Property Type		(C)							
✓ Improved	Single Family	ndustrial	Mineral Interests-Nonproducing	State Asses	sed Mobile Home							
Unimproved IOLL		igricultural Recreational	Mineral Interests-Producing	Exempt								
8 Type of Deed	Conservator	Distribution L		heriff	Other							
= =	Corrective Death Certificate – Transfer on Deatl	<u> </u>		rust/Trustee Varranty								
9 Was transfer part of	f IRS like- 10 Type of Transfer		closure Irrevocable Trust Revocable Trust	ust [	Transfer on Death							
kind exchange (I.R.0 Exchange) by buyer of		Easement Gift	Life Estate Sale		Trustee to Beneficiary							
	ller ☑ No ☐ Court Decree rred in full? (If No, explain the division	<u> </u>	tor Trust Partition Satisfaction o	L.	Other (Explain) (If No. state the intended use.)							
Yes No	• •		✓ Yes No		(							
	_		latives? (If Yes, check the appropriate box.)									
∐ Yes ☑No	Aunt or Uncle to Niece or Ne		Partnership, or LLC Self	□ '	Other							
	Ex-spouse	Parents and	s and Grandchild Spouse  Child Step-parent and St	tep-child								
14 What is the current man	rket value of the real property?		15 Was the mortgage assumed? (If Yes, state	e the amount a	nd interest rate.)							
\$25,000			☐ Yes		%							
16 Does this conveyance of Yes No	divide a current parcel of land?		17 Was transfer through a real estate agent of the agent or title company contact.)	or a title compa	ny? (If Yes, include the name leal Estate Group   No							
18 Address of Property	<u> </u>		19 Name and Address of Person to Whom th									
836 N Elm St Red Cloud, NE 6	8970		Grantees									
18a No address assign			v Maria									
20 Legal Description (Attac	ch additional pages, if needed.)											
	Sixteen (16) and Sevente	een (17), Block Ele	even (11), Smith and Moore's Add	dition to Re	ed Cloud, Webster							
21 If agricultural, list total n	number of acres transferred in this tra	ansaction										
	e, including any liabilities assum	ed		. 22 \$	25,000,00							
	ty included in the purchase? If Yes, enter dollar amount and a	ttach itemized list.) (see	instructions)	. 23 \$								
	price paid for real estate (line 22			\$ . <b>24</b>	25,000 <u>,</u> 00							
25 If this transfer is exe	empt from the documentary stan	np tax, list the exemptio	n number .	1	. Without the state of the stat							
Under correct, and Don Mu	that I am duly authorized to sign this	nave examined this statem is statement.	ent and that it is, to the best of my knowledge a	and belief, true	, complete, and							
sign Print or Type	e Name of Grantee of Authorized Re	epresentative			Phone Number							
1001	L K / Mullent of Grantee or Authorized Representa	tivo	Grantee		1/1/01/2023							
here ' Signature o	-				Date							
26 Date Dood Bearded		gister of Deed's Use C			For Dept. Use Only							
26 Date Deed Recorded  Mo. )2 Day	_Yr. <u>33</u>   \$56.25	) Texaulbrivinuoer	28 Recording Data BK 2023 R 2316									
Nebraska Department of Revenu Form No. 96-269-2008 10-2020 I	le Rev. Supersedes 96-269-2008 Rev. 6-2019	3	J (	Authorized by Ne	eb. Rev. Stat. §§ 76-214, 77-1327(2)							

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

l, 2023 by

Burger Darbling
North Public J

State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this
Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970  JOINT TENANCY WARRANTY DEED
Roy N. Phillips and Susan Phillips, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Don Mullen and Tami L. Mullen, husband and wife, and Hannah Jean Mullen, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Eleven (11), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska
Grantors covenant, jointly and severally, if more than one, with Grantees 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 December (, 2023.
Roy N. Phillips  Susan Phillips  Susan Phillips

) ss.

The foregoing instrument was acknowledged before me on November Roy N. Phillips and Susan Phillips, husband and wife.

STATE OF NEBRASKA

COUNTY OF WEBSTER

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pa	ge	S	ale Date	School District Code												
91	20	23	23	16	12,	/1/2023	91-0	0002 Affiliated: Unified:											
Location	D	Sale	Numbe	r	Useabili	ty & Code#					Pa	ircel N	Numbe	r					
0001272	200		301		1		GeoCde	Twi	Rng	Se	ect	Qrt	Subd	iv	Area	Blk	Parcel		
	Da	ate of S	ale Asse	ssed V	alue	. '	4371			0	0	100	20		011	0000			
Land		Imp	roveme	nts		Total			Date of	Sale	Pro	perty	Class	sifica	tion (	Code			
1	,640		19,	900		21,540	Status	P	roperty Ty	ре	Z	oning	Loc	ation	Cit	Parcel Size			
Assessor Lo	cation:	RED	CLOUD	(RC	)		A) 1	B)	01		C)	1	D)	1	E)	6	F) 2		
					Residential					Commercial									
	Mul	tiple Im	proveme	nts: M	lultiple. Imp	rovements.:			Multiple	Impi	roven	nents.:							
		Constr	uction D	ate: C	onstruction	Date: 19:	23		Construc	tion I	Date :	:							
			Fl	oor: F	Floor Sq. Ft. : 1,066					Ft. :	:								
		Buildir	ig Cost N	ew: C	ost:	96,7	50		Cost:										
Single Family				R	esidential	Condition: 20	<u>)</u>		Commo	rcia	l Oc	cupan	cy Cod	e:		•			
(100) □ Mo	bile Hon	ne		(	10) 🗆	Worn Out			Primary	:		Of	ther1:			Other2:			
	e Story	<u> </u>				Badly Worn			Commercial Construction Class:										
(102) □ Tw						Average Good			(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl						<u> </u>													
(104) 🗆 1 1					50) 🗆														
(111) 🗆 Bi-		-		(	60) 🗆	(4) Wood or Steel Framed Ext. Walls													
(106) □ Otl									(5)  Metal Frame and Walls										
Townhouse of		Style:			esidential	(6) Pole Frame													
(301) □ On					(10) □ Low					Cost Rank:					Condition: (10)  Worn Out				
(302)   Tw (307)   1 1				<del></del>		Fair			(10)				` '						
(308)  Spl						Average Good		<u>.</u>	(20) ☐ Average				nga .						
(309) 🗆 21/						Very Good			(30) Above Average				150			Good	ge		
(304)  On		ninlex				Excellent			(40) □ High							Very			
(305) $\square$ Tw					00) 🗖	LACONOIT										Excell			
Assessor's			t to Sal	e Pri	ce (+ or	- ].							V 4.5%	(0	· · ·	231002			
Assessor Co														•			· · · · · · · · · · · · · · · · · · ·		
JTWD									<del> </del>										
01/12																			
Comments							(	Comr	nents:										
000127	200	·····																	
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#### 61025

### NEBRASKA

Good Life. Great Service.

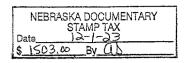
Real Estate Transfer Statement
•To be filed with the Register of Deeds. •Read instructions on reverse side.

**FORM** 521

<ul> <li>If additional space is n</li> </ul>	needed, add an attachment and identify t	the applicable item number.

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer  Mo. 05 Day 23 Yr. 2023 Ho. 12 Day 01 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Day Yr	
Grantor's Name (Seller)  Grantor's Name (Seller)  Elizabeth J Chamberlain, Trustee, James L. Hoit Trust	Grantee's Name (Buyer) Lanny R Greenhalgh	
Street or Other Mailing Address 523 S New York Ave	Street or Other Mailing Address 1910 Road M	
City State Zip Code Hastings NE 68901	City State Zip Code Guide Rock NE 6894	
Phone Number (402) 469-5411	Phone Number Is the grantee a 501(c)(3) organization? Yes V Yes, is the grantee a 509(a) foundation? Yes	
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.	
	Property Type (C)	
☐ Improved       ☐ Single Family       ☐ Industrial         ☑ Unimproved       ☐ Multi-Family       ☑ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hon  Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cometery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?    Buyer	sure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Truste to Beneficiary  r 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 us	
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	artnership, or LLC Self Other  nd Grandchild Spouse  ilid 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 nam of the agent or title company contact.) Yes Yes	
<sup>18</sup> 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 (NE½) of Section Six (6), Township Two (2 Nebraska, EXCEPT a tract of land described as follows: Commer Point of Beginning; thence S00°00'E, along the assumed west line N00°00'W 665.00 feet to the north line of said NE½; thence N90°0 If agricultural, list total number of acres transferred in this transaction 160+-	ncing at the Northwest corner of said NE1/, which is the True	
22 Total purchase price, including any liabilities assumed		
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions) 23 \$ 0,00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number_n/a	
	t and that it is, to the best of my knowledge and belief, true, complete, and	
Pavid B. Gapwood  Print or Type Name of Grantee or Authorized Representative	(402) 746-361 Phone Number	
sign White State of August Andrews August Au	Attorney 12-1-5	
here Signature of Grantee or Authorized Representative	Title Date	
Register of Deed's Use On	•	
26 Date Deed Recorded  Mo. 12 Day 1 Yr. 23 \$ 1503.00	28 Recording Data RK2023. 6 2317	
lebraska Department of Revenue		

State of Nebraska 355.
County of Webster Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
Y
7217
on Page 1 2011 County Clerk
Deputy
10.00 Carded
IndCompAssessorcarded



#### 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 \_\_\_\_\_\_, 2023.

Elizabeth J. Chamberlain, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. expires 17-7-7076

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date			·	Se	School District Code								
91	20	23	2317	5/23	/2023	Base: (	65-00	11	Affi	liated	1:		Unif	ied:				
Location	Ю	Sale	Number	Useability	Parcel Number													
0011026	501		302	1		GeoCde	Twn	Rng	Sec	t (	Qrt	Subdiv	Area	Blk		arcel		
	D	ate of S	ale Assessed V	/alue		4375	2	9	6		0	00000	1	000	10	025		
Land		Imp	provements	То	otal		D	ate of	Sale	Prop	perty	Classific	ation Code					
330	,945			3	330,945	Status Property Type			тре	Zon	ning	Location	Cit	y Size	Pare	cel Size		
		Irrigation Type:			**	A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG		1	ACRES:	VAL	UE:		LCG			d	ACRI	ES:	VALUE:					
IRRIGATE	ED 1A1					GRASSLAND 1G1												
	1A					1G												
	2A1						20	G1										
2A								2	2G									
3A1								30	G1					Ÿ				
	3A							3	3G									
	4A1						·	40	G1									
	4A							4	4G		,							
DRYLANI	) 1D1					V.	Shelterbe	elt/Timb	рег									
	1D		37.000		96,200			Accreti	on									
	2D1							Was	ste			1.500				420		
	2D	:	20.000		45,700			Otl	ner									
	3D1		65.000	1	.48,525	AG L	AND T	ГОТА	$\mathbb{L}$		148	3.100		3	30,	945		
<u>,</u>	<b>3</b> D							Roa	ıds		3	3.500						
	4D1		24.600		40,100		F	arm Sit	tes									
	4D	1					Н	ome Sit	tes									
			192		4.		R	Lecreati	on									
	wellings	+				Other												
Outl	ouildings					No	n-AG	ГОТА	$\mathbf{T}$		3	3.500						
Assessor's	Adiu	stment	t to Sale Pri	ce (+ or -)	:			Fotal	Rec	aptı	ure \	Value:						

<u> </u>				
Outbuildings		Non-AG TOTAL	3.500	
Assessor's Adjustment to S	ale Price (+ or -):	Total Re	capture Value:	
Assessor Comments and Reason	for Adjustment:			
TRUSTEE'S WD	· · ·			
	100000			
	***			
Comments from		Comments:		
001102601	7000			
				(Continue on back)
				PAT 96-106-99



## 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 item.

• Il additional space is fleeded, add	an attachment and identity the item.									
	ent is signed and items 1-25 are accurately completed									
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 05 Day 23 Yr. 2023									
WEBSTER - 91										
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)									
Elizabeth J Chamberlain, Trustee, James L. Hoit Trust	Terry W. & Patrick Hoit									
Street or Other Mailing Address 523 S New York Ave	Street or Other Mailing Address 1815 Rd L	7:n 0-d-								
City State Zip Code NE 6890		Zip Code 68970								
Phone Number (402) 469-5411	Phone Number (402) 469-0264 Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for									
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.	_								
	(B) Property Type	(C)								
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing  State Assessed  Mineral Interests-Producing  Exempt	d Mobile Home								
Bill of Sale Corrective Easement	Land Contract/Memo Partition Sheriff  Lease Personal Rep. Trust/Trustee	Other								
	Mineral Quit Claim Warranty									
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Giff	Life Estate Sale	ransfer on Death rustee to Beneficiary Other (Explain) No, state the intended use.)								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary is	elatives? (If Yes, check the appropriate box.)									
	., Partnership, or LLC Self Ott	ner								
Brothers and Sisters Grandparen	ts and Grandchild Spouse									
Ex-spouse Parents and										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)								
16 Does this conveyance divide a current parcel of land?	Yes V No \$ 17 Was transfer through a real estate agent or a title company	2 (If Vos. include the name								
Yes No	of the agent or title company contact.)	? (II res, include the flame  ✓ No								
18 Address of Property Rural Property Webster County, NE	19 Name and Address of Person to Whom the Tax Statement same as Grantee	Should be Sent								
18a No address assigned 18b Vacant land										
20 Legal Description										
The Southwest Quarter (SW½) of Section Thirty-o West of the 6th P.M., Webster County, Nebraska.	ne (31), Township Three (3) North, Ra	nge Nine (9),								
21 If agricultural, list total number of acres										
22 Total purchase price, including any liabilities assumed	22 \$	752,000.00								
23 Was non-real property included in the purchase? Yes Vo (If Yes,	enter dollar amount and attach itemized list.)	0,00								
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots$	24	752,000,00								
25 If this transfer is exempt from the documentary stamp tax, list the exempt										
Under penalties of law, I declare that I have examined this states correct, and that I am duly authorized to sign this statement.  David B. Garwood	ment and that it is, to the best of my knowledge and belief, true, o	omplete, and (402) 746-3613								
Sign Frint or Type Name of Grantee or Authorized Representative	•	Phone Number								
here Signature of Grantee or Authorized Representative	Attorney	_ <del>D-1-97</del>								
Register of Deed's Use	Only	For Dept Hee Only								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only								
Mo. 12 Day 1 Yr. 23 \$ 1692.50	BKaca3ta a318									
ebraska Department of Revenue		Rev Stat 88 76-214 77-1327(2)								

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

State of Nebraska Scounty of Webster	s.
County of Webster	Entered on the
numerical index and f	iled for record in the
of DM. Reco	orded in Book 2023
1 27 10	
on Page 3516	rid County Clerk
- (1000)	O Deputy
- 10	sessorCarded
inacomp	



#### 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 (SW½) 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 , 2023.

Elizabeth J. Chamberlain, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. expires 12~7~3~56

A GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2. 2026

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	School District Code									
91	20	23	2318	5/23	/2023	Base: 6	55-00	11	Affi	iliate	d:		Unif	ied:					
Location	ID	Sale	Number	Useability	& Code#	Parcel Number													
0012140	000		303	1		GeoCde	Twn	Twn Rng S		ct	Qrt	Subdiv	Area	Blk	Pa	rcel			
	D	ate of S	ale Assessed V	Value		4241	3	9	3:	1	3	00000	1	000	25	15			
Land		Imp	provements	To	otal		D	ate of	Sale	Pro	perty	Classific	ation (	Code	·				
381	,545			3	881,545	Status Property Type			ре	Zo	ning	Location	Cit	y Size	Parce	el Size			
		Irrigat	tion Type:			A) 2 B) 05				C)	5	D) 3	E)	0 .	F)	9			
LCG			ACRES:	VAL	UE:		LCG	-			ACR	ES:		VAL	U <b>E:</b>				
IRRIGATE	ED 1A1					GRASSLAND 1G1													
	1A					1G													
	2A1					2G1			G1										
	2A							2	2G						.,				
	3A1							30	G1										
	3A								3G										
	4A1							40	Gl										
	4A							2	4G										
DRYLANI	) 1D1					\$	Shelterb	elt/Timt	oer										
	1D	ı İ	95.200	2	47,520			Accreti	on										
-	2D1							Was	ste										
	2D	<u> </u>	32.700		74,720			Oth	<del>-</del>										
	3D1		23.600		53,925	AG L	AND '	ТОТА	$\mathbb{L}$		15	4.800		3	81,5	545			
·	3D							Roa			· · · · · · · · · · · · · · · · ·	4.000							
	4D1		3.300		5,380		I	Farm Sit	tes										
etheren denkeren	4D	AT DEBENE BASE						ome Sit											
		1000000					F	Recreati	on										
Dwellings						Oth													
Outbuildings						Noi	n-AG '	ГОТА	$\mathbb{L}$			4.000							
Assessor's	Adjus	stmen	t to Sale Pri	ce (+ or -)	:		r	Total	Rec	capt	ure	Value:							

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)
	PAT 96-106-99



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

304

FORM **521** 

· 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 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 2023 Day \_ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elizabeth J Chamberlain, Trustee, James L. Hoit Trust Grantee's Name (Buyer) Terry W. Hoit and Nate Sabata Street or Other Mailing Address 1815 Rd L Street or Other Mailing Address 523 S New York Ave Zip Code 68901 City Red Cloud State NE Zip Code Hastings 68970 Is the grantee a 501(c)(3) organization? Yes NO NO Phone Number (402) 469-0264 Phone Number (402) 469-5411 If Yes, is the grantee a 509(a) foundation? Yes 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 (C) (B) Property Type | Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural ✓ Unimproved Multi-Family Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational Distribution 8 Type of Deed Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Personal Rep. Trust/Trustee Easement Lease Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement ∃Gift Life Estate ✓ Sale Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes ✓ 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.) 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 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 605.380.00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0.00 605.380100 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 Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

BOOK <u>2023</u> PAGE 2319

	OI MEDITO			
Count	ty of Webs	ter		
	•	Ε		on the
nume	rical index	and filed fo	r recor	d in the
Clerk	's office of	said county	this	day
of	Dec	A.D., 20 <u>23</u>	<u>ろ</u> 。at.	2:09
o'clo	ck <u>O</u> M.	Recorded i	in Bool	( <u>202</u> 3
on Pa	ge 23	<u> 319                                    </u>		
0	Theret	taria	_Count	y Cierk
	10.00	U	<u> 41).</u>	_Deputy
Ind	Como	Assessor	Car	ded

#### 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 (SE½) 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 \_\_\_\_\_\_, 2023.

Elizabeth J. Chamberlain, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. expires <u>12-2-502</u>6

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

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	School District Code								
91	20	23	2319	5/23	/2023	Base: (	55-00	11	Affi	iliate	d:		Unif	Unified:				
Location	ID	Sale	Number	Useability	& Code#					Parcel Number								
0012141	L01		304	1		GeoCde Twn Rng Se		ct	Qrt Subdiv		Area	Blk	P	arcel				
	D	ate of S	ale Assessed	Value		4241	3	9	3:	1	4	00000	1	000	00	000		
Land		Imp	provements	Т	otal		Date of Sale Property Classification Code							Code				
307	,435				307,435	Status	Proj	erty Ty	ре	Zo	ning	Location	Cit	y Size	Parc	el Size		
		Irrigation Type:				A) 2	B)	05		C)	5	D) 3	E)	0	F)	9		
LCG		,	ACRES:	VA	LUE:		LCG				ACRI	ES:	VALUE:					
IRRIGATE	ED 1A1					GR	ASSLA	ND 10	G1									
	1A							1	1G									
	2A1						G1											
2A								2	2G									
	3A1							30	G1									
	3A							3	3G									
	4A1							40	G1									
	4A							4	4G									
DRYLANI	D 1D1					,	Shelterbe	elt/Timb	oer									
	1D		71.180		185,070			Accreti	on.									
	<b>2</b> D1							Was				3.000				840		
	2D	<del> </del>	4.000		9,140			Oth					<u> </u>					
	3D1		17.020		38,890	AG L	AND '		-			0.290		3	07,	435		
	3D							Roa	-		:	2.550						
	4D1		45.090		73,495			arm Sit	-									
	4D							ome Sit	-									
						F	Lecreati	-										
	Dwellings Outbuildings					Other           Non-AG TOTAL         2.550												
Out	ouncings					No	n-AG	IOTA	Т			2.550						
Assessor's	s Adins	stmen	t to Sale Pr	ice (+ or -	):			Cotal	Rec	cant	mre '	Value:						

			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	2.550	
Assessor's Adjus	stment to Sale Pri	ce (+ or -):	Total Rec	capture Value:	
Assessor Comments	and Reason for Adj	ustment:			
TRUSTEE'S J	TWD				
	-				
Comments from			Comments:		
001214101 0	01214200				** "
			To the last search		
					(Continue on back)
					PAT 96-106-99

### 45955

### NEBRASKA

Good Life. Great Service.

### **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 statemer	t is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	01 2023								
WEBSTER - 91	Mo. 12 Day 01 Yr. 2023 Mo. 12 Day 01 Yr. 2023									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Wayne P and Cherie D Bonifas	Grantee's Name (Buyer) Adam Krueger									
Street or Other Mailing Address 1678 Road R	Street or Other Mailing Address 1548 Road 1600									
City State Zip Code Blue Hill NE 68930	City State NE	Zip Code 68930								
Phone Number (402) 756-3539	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) found									
Email Address	Email Address	danon: 103 Vivo								
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)								
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home								
☐ Unimproved ☐ Multi-Family ☑ Agricultural [	Mineral Interests-Producing Exempt									
IOLL Commercial Recreational										
8 Type of Deed Conservator Distribution La		Other								
Bill of Sale Corrective Easement Le										
	neral									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) (I.R.C. § 1031 Auction Easement Gift		nsfer on Death stee to Beneficiary								
Exchange) by buyer or sener:		er (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	<u> </u>								
✓ Yes	Yes ☐ No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
		<del>-</del>								
Brothers and Sisters Grandparents  Ex-spouse Parents and C	and Grandchild Spouse  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 in	toract rata \								
\$62.515	Yes V No \$	%								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?									
Yes No	of the agent or title company contact.)	No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent								
1388 Rd 1550 Red Cloud, NE 68970	Same as Grantee									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.)										
See attached										
See allacrieu										
21 If agricultural, list total number of acres transferred in this transaction5 +/-										
22 Total purchase price, including any liabilities assumed		52,000,00								
23 Was non-real property included in the purchase?	\$	· · · · · · · · · · · · · · · · · · ·								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	nstructions) 23 \$	0,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		52,000 00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption										
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, con	nplete, and								
Kory McCracken		(402) 746-3613								
Print or Type Name of Grante or Authorized Representative		Phone Number								
sign /	Attorney	12-01-2023								
here Signature of Glantee of Authorized Representative	Title	Date								
Register of Deed's Use Or		For Dept. Use Only								
26 Date Deed Recorded  Mo. 12 Day  Yr 23  27 Value of Stamp or Exempt Number  \$ 117.00	PK 2023, Ra 2327									
Mo. Day 1 Yr. 90 \$ 17,00	1 100 2025 122 1									

The West Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (W½NW¼NW¼NE¾) of Section Thirty-three (33), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-1-23
\$ 117,00 By QD

#### 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 (W½NW¾NW¾NE¾) 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 <u>Recember</u> 1, 2023.

Wavne P. Bonitas

Cherie D. Bonifas /

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

GENERAL NOTARY - State of Nebraska
KORY MCCRACKEN
My Comm. Exp. August 27, 2026

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				S	School District Code								
91	20	23	2327	12/	1/2023	Base: 9	91-00	02	Affi	iliated:	:		Unified:					
Location	п	Sale	Number	Useabilit	y & Code#	Parcel Number												
0016131	L00		305	1		GeoCde	Twn	Rng	Se	ct (	rt	Subdiv	Area	Blk	Pa	rcel		
	D	ate of S	ale Assessed <sup>3</sup>	Value		4243	4243 3 10 33 0 00000 1 00							000	00	00		
Land		Imp	provements	-	Cotal .		Date of Sale Property Classification Code											
42,605 19,910				62,515	Status	Pro	perty Ty	ре	Zon	ing	Location	Cit	y Size	Parce	el Size			
		Irrigat	ion Type:			A) 1	B)	05		C) .	5	D) 3	E)	0	F)	5		
LCG ACRES: VALUE:					LCG			£	ACR.	ES:		VAL	UE:					
IRRIGATE	ED 1A1				GRASSLAND 1G			Gl			2.650	3,710						
	1A					1G						0.040	5					
	2A1							20	Gl									
	2A								2G									
	3A1							30	G1									
	3A							-	3G									
	4A1							40	G1									
	4A							4	4G		-							
DRYLANI	D 1D1					5	Shelterb	elt/Timt	per									
	1D							Accreti	on .									
	2D1							Was	ste									
	2D	)						Otl	_									
	3D1					AG L	AND	ГОТА	$\mathbf{L}$			2.690			3,'	765		
	3D	)						Roa	ıds			0.310						
	4D1						I	Farm Si	tes			1.000			13,8	840		
	4D						Н	ome Sit	tes			1.000	······································		25,0			
						F	Recreati	on							-			
Ι	wellings	;						Otl	ner									
Outbuildings 19,910					10 Non-AG TOTAL 2.310 38,					38,8	340							
Assessed	. 4.1:	1	4.4. C.I. D. 3	(1		*****		T - 4 - 1	ъ.			\$7 - 1 ·						

Outbuildings	19,910	Non-AG TOTAL	2.310	38,840
Assessor's Adjustment to Sal	e Price (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason fo	or Adjustment:			
WD	7.0734.0			
	<del>"</del>			
Comments from		Comments:		
001613100	.,			
				(Continue on back)
				DAT 06 406 00

### **NEBRASKA**

### **Real Estate Transfer Statement**

**FORM** 

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

521

	The deed v	vill not be rec	orded unless th	is statemer		tems 1-25 are accural		
1 County Name		2 County Nu	mber	7	3 Date of Sale/Tra		4 Date of Dee	
	WEBS.	TER - 91				y <u>28</u> Yr. <u>2023</u>		Day 28 Yr. 2023
5 Grantor's Name, A		hone (Please F	rint)		<u> </u>	e, Address, and Telephor	ne (Please Pri	nt)
Grantor's Name (Selle James L. Tram	er) ibly, Trustee				Grantee's Name ( James Lee	rambly, Trustee a	and Karen	J. Trambly, Trustee
Street or Other Mailing 907 Padua Ave	g Address		· · · · · ·		Street or Other Ma 907 Padua	ailing Address Avenue		
City Ravenna		State NE		Zip Code 68869	City Ravenna		State NE	Zip Code 68869
Phone Number (308) 258-3280	)				Phone Number (308) 258-32	ls the grantee If Yes, is the gr	a 501 (c)(3) orq rantee a 509(a	ganization? Yes V No Yes No
Email Address <b>n/a</b>					Email Address n/a			
7 Property Classific	ation Number, Ch	neck one box in	categories A and	B. Check C II	property is also a	mobile home.		
(A) Status				(B	) Property Type			(C)
[ Improved	Single Fa	mily	Industrial		Mineral Interests	s-Nonproducing	State Asse	ssed Mobile Home
✓ Unimproved	Multi-Fan	•	Agricultural	[	Mineral Interests	-Producing	Exempt	
☐ IOLL	Commen	cial	Recreational					
8 Type of Deed	Conservator		∐ Distrib	=	nd Contract/Memo		Sheriff Trust/Trustee	Other
Bill of Sale		te – Transfer on	☐ Easen  Death ☐ Execut	=	ase neral	= :=	Warranty	
9 Was transfer pa	<del></del>	10 Type of Tra		<del></del>	<u>-</u>	ble Trust Revocable Ti		Transfer on Death
kind exchange ( Exchange) by buy	LR.C. § 1031	Auction	Easemen	=	Life Est	=		Trustee to Beneficiary
Buyer	Setter V No	Court De	<u></u>	<del></del>	or Trust Partition		of Contract	Other (Explain) Corr to Title
11 Was ownership trai		No, explain the			12 \		for same use	? (If No, state the intended use.)
	No					Yes No		
13 Was the transfer be	—	r if to a trustee, a or Uncle to Niece		-	atives? (If Yes, check Partnership, or LLC	the appropriate box.)  Self		Other
[1] 100	' =	ers and Sisters	· =		and Grandchild	Spouse	ليبا	<u> </u>
	☐ Ex-spc		=	Parents and C		Step-parent and	Step-child	
14 What is the current	market value of th	e real property?	<del></del>		15 Was the morto	page assumed? (If Yes, sta	te the amount	and interest rate.)
\$1,550,290					Yes	☑ No \$		%
16 Does this conveyar Yes	nce divide a curren	t parcel of land?			17 Was transfer to	hrough a real estate agent r title company contact.)	or a title comp	pany? (If Yes, include the name
18 Address of Property						iress of Person to Whom t		
	,				I	ambly, Trustee and		
					907 Padua Av			•
18a 📝 No address a	ssigned 18b	✓ Vacant lan	d		Ravenna, NE	68869		
20 Legal Description (	Attach additional p	ages, if needed.	)		•			***************************************
(Please see	attachmer	nt for lega	l description	n)				
(*				-,				
21 If agricultural, list to	otal number of acre	s transferred in	this transaction	607.50±	·····			
22 Total purchase p	orice, including a	nv liabilities a	ssumed				22 \$	0.00
23 Was non-real pro	. •	•					s	0,00
☐Yes 🗹 N	No ( <b>if Yes, enter c</b>	lollar amount a	and attach itemize	ed list.) ( <u>see</u>	instructions)		23	
24 Adjusted purcha	se price paid for	r real estate (li	ne 22 minus line	23)				000
25 If this transfer is	evenut from the	documentan	zetamo tav liet ti	ha avamation	number 4			
						the best of my knowledge	and belief, tr	ue, complete, and
correct,	and that I am duly	authorized to s	ign this statement.		•		•	• •
<b></b>			OR Karen J.		Trustee		··	(308) 258-3280 Phone Number
CIMP A	r type Name or Gr	Trum	La nepresentative			Grantee		11/28/2023
	ure of Grantee or A	authorized Repre	esentative		Title	<u> </u>	···	Date
11616								
26 Date Deed Records		27 Makes of Ct	Register of De amp or Exempt Nur		nly 28 Recording Date			For Dept. Use Only
12	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	S F v	owy thi	Į.	RY ~ N	122 P. 233	33	
Mo Day Nebraska Department of R	evenue	<u>, トル</u>	wy ···	1	1 21/20	10 200	-	Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 06,360,3009 to 5	2020 Rev Superseder	96-269-2008 Per	6-2019			1	•	

#### 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 6<sup>th</sup> 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 1583.92feet to the South line of said SW¼; thence N 89°58'56"W along the South line of said SW⅓ 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 (SE½) of Section Twenty-nine (29), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> 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.

Index	
Computer	
Assessor	
Carded	

#### NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/04/23 \$ Ex004 By AS Bk 2023, Pg 2333

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 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 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):

The West Half (W½) of Section Eighteen (18), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> 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 1583.92feet to the South line of said SW½; thence N 89°58'56"W along the South line of said SW½ 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 (SE½) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract beginning at a point 1528 feet West of the Southeast corner of said Southeast Quarter (SE½) 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 2- Trambly

James L. Trambly, Trustee

STATE OF NEBRASKA	)
COUNTY OF BUFFALO	) ss: )

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

GENERAL NCTARY - State of Nebraska
DAMON T. BAHENSKY
My Canin, Exp. August 30, 2025

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	2333	11/28	3/2023	Base:	91-00	02	Affi	liated:		fied:				
Location	m on	Sale	Number	Useability	& Code#					Parcel I	Number					
0023028	300		306	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
· · · · · · · · · · · · · · · · · · ·	D	ate of S	ale Assessed	Value		4369 2 12 18 0 00000						1	1 000 000			
Land		Imp	rovements	To	otal	Date of Sale Property Classific						ation	ation Code			
1,550	,290			1,!	550,290	Status	Pro	perty Ty	уре	Zoning	Locatio	n Ci	ty Size	Parcel Size		
·		Irrigat	ion Type:			A) 2	B)	05		C) 5	D) 3	E)	0	F) 10		
LCG		1	ACRES:	VAI	LUE:		LCG	· · · · · · · · ·	'	ACF	ES:	VALUE:				
IRRIGATE	ED 1A1		20.000		108,800	GF	RASSLA	AND 1	G1	17	1.730		2	40,420		
	1A		34.000		L84,960				1G							
	2A1		29.000	1	L57,760	2G1					2.000			2,800		
	2A		34.000		177,820	2G				2	4.000			33,600		
	3A1					3G1										
	3A								3G							
	4A1							4	G1							
	4A		3.000		14,970				4G		8.000		8,000			
DRYLANI	) ID1				•	;	Shelterb		_							
	1D		136.000	3	353,600			Accret								
	2D1		3.000		7,800			Wa			5.000	<u> </u>		1,400		
	2D 3D1		77.400	1	176,860	ACT	4 NTO	Oti								
	3DI					AGL	AND				7.130		1,5	50,290		
	عرد 4D1		12 222		01 100		1	Ros		]	.0.370					
	4D1 4D		13.000 37.000		21,190	Farm Sites										
		900 S.	37.000		60,310	Home Sites Recreation										
г	) Wellings	569828.00							her							
	buildings	<b>-</b>				No	n-AG			1	.0.370					

Outbuildings	No	on-AG TOTAL	10.370	
Assessor's Adjustment to Sale Price	e (+ or -):	Total Recap	pture Value:	
Assessor Comments and Reason for Adjus	tment:	*		-
CORRECTIVE TRUSTEE'S DEED;	CORRECT NAMES			
-				
Comments from		Comments:		
002302800 002403500 002404	1000			
78.99				
	water days and the same			
				(Continue on back)
				PAT 96-106-99

NEBRASKA
Good Life Great Service

### **Real Estate Transfer Statement**

307

FORM **521** 

Good Life, Great Service.

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

DEPARTMENT OF REVENUE	• If additional space is												
	The deed will not be record	<del>,</del>											
1 County Name	2 County Number WEBSTER - 91			3 Date of Sale/Train Mo. 11 Day	nsfer y <u>28</u> <sub>Yr.</sub> <u>2023</u>	4 Date of Dec Mo. 11		28 <sub>Yr.</sub> 2023					
5 Grantor's Name, Addre	ess, and Telephone (Please Print)	)	$\dashv$	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)	and Karen J. Trambly			Grantee's Name (E	<sup>Buyer)</sup> Frambly, Trustee	and Karen	J. Trar	mbly. Trustee					
Street or Other Mailing Ad 907 Padua Avenu	ldress			Street or Other Ma 907 Padua A	iling Address	and raion	0. 1701	ibiy, iracioo					
City Ravenna	State NE	Zip Code 688	69	City Ravenna		State NE		Zip Code 68869					
Phone Number (308) 258-3280				Phone Number (308) 258-32		a 501(c)(3) or grantee a 509(a							
Email Address				Email Address n/a	•	-							
7 Property Classificatio	on Number. Check one box in cate	egories A and B. Check	k C If	property is also a	mobile home.								
(A) Status			(B)	Property Type				(C)					
√ Improved	Single Family	Industrial		Mineral Interests	-Nonproducing	State Asse	essed	Mobile Home					
Unimproved		Agricultural Recreational	L	Mineral Interests	-Producing	Exempt							
	Conservator	Distribution	=	d Contract/Memo	Partition	Sheriff Trust/Trustee	Ott	ner					
	Corrective Death Certificate – Transfer on Dea	Easement L th Executor	_ Lea _Min			Warranty							
9 Was transfer part of kind exchange (I.R.C	C.§ 1031	= =	Foreck Gift	osure Irrevocal	ble Trust ☑ Revocable inte	Trust		er on Death e to Beneficiary					
Exchange) by buyer or Buyer Se	r seller? LAUCION eller No Court Decree	= =		r Trust Partition	- 9	of Contract	_	(Explain)					
	rred in full? (If No, explain the divis				Vas real estate purchase								
✓ Yes  No					Yes No								
	en relatives, or if to a trustee, are the				the appropriate box.)		Other						
✓ Yes No	Aunt or Uncle to Niece or N Brothers and Sisters		-	artnership, or LLC and Grandchild	Spouse	<u>[</u>	Onler						
	Ex-spouse	Parents a			Step-parent and	Step-child							
14 What is the current ma	rket value of the real property?		1	15 Was the mortg	age assumed? (If Yes, s	tate the amour	t and inter	est rate.)					
\$33,255				Yes	✓ No \$			%					
16 Does this conveyance of Yes ✓ No	divide a current parcel of land?			17 Was transfer the of the agent or	nrough a real estate ager title company contact.)	nt or a title con	ıpany? (If \	Yes, include the name					
18 Address of Property			$\neg$	19 Name and Add	Iress of Person to Whom	the Tax Stater	nent Shou	ld be Sent					
					ambly, Trustee an	d Karen J.	Trambly	/, Trustee					
<del></del>				907 Padua Av Ravenna, NE									
18a ✓ No address assig	ned 18b ✓ Vacant land ch additional pages, if needed.)			Raveilla, NE	00009								
		occription)											
(Please see al	ttachment for legal d	escription)											
•													
21 If agricultural, list total r	number of acres transferred in this	transaction2±	<u> </u>	·•									
	e, including any liabilities assu	med				22		0,00					
	rty included in the purchase? (If Yes, enter dollar amount and	attach itemized liet \ (	'eee i	netructione)		23 \$		1					
	•	• •	<u> </u>	noticettorio)		\$		0 00					
	price paid for real estate (line 2	•						0,00					
	empt from the documentary sta er penalties of law, I declare that I				the hest of my knowledge	o and halief t	nie como	lete and					
correct, and	d that I am duly authorized to sign t	his statement.			are best of my anomoug	je and belief, i	rue, comp						
	Lee Trambly, Trustee O  pe Name of Grantee or Authorized		oly,	rustee			<del></del> -	(308) 258-3280 Phone Number					
sign 📜 🥢	min D. Trami	llen			Grantee		•	11/28/2023					
here Signature	of Grantee or Authorized Represen	tative	<del></del> :	Title			ī	Date					
	R	egister of Deed's Us	se On				1	For Dept. Use Only					
26 Date Deed Recorded	v. 23 S Eva	or Exempt Number		28 Recording Data	13 / 233	<u> </u>							
Nebraska Department of Rever				I VINOU	<u>-5,10</u>		y Neb. Rev. §	Stat. §§ 76-214, 77-1327(2)					
Form No. 96-269-2008 10-2020	) Rev. Supersedes 96-269-2008 Rev. 6-20	ля											

### 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 (SE½) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> 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

Bk 2023, Pg 2335

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

Jandleguett

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 (SE½) 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

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

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	20	23	2335	11/2	8/2023	Base:	01-01	23	Aff	iliate	ed:			Unif	ied:		
Location	п	Sale	Number	Useability	& Code#					Parcel Number							
0024039	900		307	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Sub	div	Area	Blk	]	Parcel
	D	ate of S	ale Assessed	Value		4247	3	12	3	1	4	000	00	1	000	С	000
Land		Imp	provements	T	otal		le Property Classification Code										
13	,840		19,415		33,255	Status	Z	oning	Lo	cation	Cit	y Size	Pa	rcel Size			
		Irrigat	tion Type:			A) 1		C)	5	D)	3	E)	0	F)	1		
LCG	· · · · · · · · · · · · · · · · · · ·		ACRES:	VA	LUE:		LCG				ACR	ES:			VAL	UE:	
IRRIGATE	D 1A1					G	RASSLA	AND 1	G1								
	1A	L							1G								
	2A1	i.						2	G1								
	2A							:	2G								
	3A1	•						3	G1								
	3A							:	3G								
	4A1							4	G1								
	4A		-4						4G								
DRYLANI	) 1D1						Shelterb	elt/Timl	ber								
	1D							Accreti	ion								
	2D1							Wa	ste								
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	3D1					AG ]	LAND	TOTA	$\mathbf{L}$								
	3D							Roa	nds								
_	4D1						J	Farm Si	tes			0.2	00			13	,840
	4D					Home Sites											
							]	Recreati	on								
	wellings	-	,					ner		-				-vius			
Outl	ouildings				19,415	No	n-AG	ТОТА	$\mathbb{L}$		(	0.2	00			13	,840
Assessor's	Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:																
Assessor Co	mment	s and R	eason for Adj	ustment:													

Outomicings	19,415	Non-AG TOTAL	0.200	13,840
Assessor's Adjustment to Sale F	Price (+ or -):	Total Recapt	ure Value:	
Assessor Comments and Reason for A	djustment:			
WD; TRANSFER TO TRUST				
		-		
Comments from		Comments:		
002403900		Comments:		
		-		
				(Continue on back)
				D

### **NEBRASKA**

**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this staten	nent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo., 3 Day 2 Yr. 2020 Mo. 12 Day 5 Yr. 23
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	Mo., 3 Day 2 Yr. 2020 Mo. 12 Day Yr. 23
Grantor's Name (Seller)	Grantee's Name (Buyer)
Janey K. Knehans, Webster County Treasurer Street or Other Mailing Address	BASIL LAND HOLDINGS LLC
621 N Cedar St.	Street or Other Mailing Address 13575 LYNAM DRIVE
City State Zip Code Red Cloud NE 6897	
Phone Number (402) 746-2877	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V No   (402) 502-1000   If Yes, is the grantee a 509(a) foundation?   Yes   V No
Email Address N/A	Email Address N/A
7 Property Classification Number. Check one box in categories A and B. Check	
(A) Status	(B) Property Type (C)
✓ Improved	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Ommercial Recreational	
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff V Other Tax Deed
Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Lease         Personal Rep.         Trust/Trustee           Mineral         Quit Claim         Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	reclosure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	ft Life Estate Sale Trustee to Beneficiary  antor Trust Partition Satisfaction of Contract Other (Explain) Tax Deed
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary  Yes No Aunt or Uncle to Niece or Nephew Family Cor	relatives? (If Yes, check the appropriate box.)  p., Partnership, or LLC Self Other
	nts and Grandchild Spouse
Ex-spouse Parents an	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$38,120  16 Does this conveyance divide a current parcel of land?	Yes ✓ No S
Yes No	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
305 NE Railway Street, Blue Hill, NE 68930	same as #6
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	JE 1/0 DI JE
The South Ninety-one (91) feet of Lot's Six (6), Seven (7) at (2), Original Town of Blue Hill, Webster County, Nebraska	nd Eight (8), Block I wo
(2), Original form of Blad Film, Wobbiol County, Woblasha	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	\$
Yes No (If Yes, enter dollar amount and attach itemized list.) (s	1.5
,	24 0100
25 If this transfer is exempt from the documentary stamp tax, list the exemp	tion number 6
correct, and that I am duly authorized to sign this statement.	ement and that it is, to the best of my knowledge and belief, true, complete, and
BASIL LAND HOLDINGS LLC by Amber N. Stouf	
Sign   First or Type Name of Grantee or Authorized Representative	Authorized Agent Phone Number
here Signature of Grantee or Authorized Representative	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
Mo. 1 L Day UD Yr. WID \$ Lempt #10	DK 2028, Pg 2836
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

NEBRASKA DOCUMENTARY

STAMP TAX

Date 12 5-23

\$ Exempt # Lo By 12

(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, Webster County Treasure

STATE OF NEBRASKA ) ) SS COUNTY OF WEBSTER )

On this 5 day of 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.

GENERAL NOVARY - State of Nebraska Katie Ord My Comm. Exp. Feb. 12, 2024 parie and

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		S	Sale Date					Sc	hool D	ist	trict Code	<b>;</b>			
91	20	23	2336		3/:	20/2020	Base:	91-0	0074	074 Affiliated		liated:			Uı	nfiec	1:	
Location	ID	Sale	Number	τ	Jseabil	ity & Code#						Parce	ΙN	lumber				_
0003013	300		308		4	12	GeoCde	Tw	n Ri	ng	Sec	t Qr	t	Subdiv	Are	a ]	Blk	Parcel
	D	ate of S	ale Assessec	l Va	lue		4133				00	0		20005		0	02	0000
Land		Imp	rovements			Total			Date	of S	ale 1	Prope	ty	Classific	ation	1 Co	de	
3	,570		34,55	0		38,120	Status	F	roperty	Туг	ре	Zonin	g	Location		City Si	ize	Parcel Size
Assessor Lo	cation:	BLUE	HILL (	BH)			A) 1	B	) 0	1		<sup>C)</sup> 1		D) 1	E)	6	;	F) 2
						Residential						-		Commer	cial	·		
	Mul	tiple Im	provements:	Mul	ltiple. Imp	provements.:			Multi	ple.	Impro	vements	. :					
		Constr	uction Date:	Con	struction	Date: 19	00		Cons	tructi	ion D	ate:						
			Floor:	Floo	or Sq. Ft.	: 9	18		Floor	Sq.	Ft. :							
		Buildin	ig Cost New:	Cos	st:	93,6	80		Cost	:								
Single Family	Style:	101		Res	sidentia	l Condition: 20	)		Com	mer	rcial	Occupa	ınc	y Code:				
(100) 🗆 Mo	bile Hon	ne		(10	)) 🗆	Worn Out			Prim	ary:			Otl	her1:		Oth	er2:	
(101) 🙀 On	e Story			(20	) 📮	Badly Worn			Commercial Construction Class:									
(102) □ Tw	o Story			<del>'</del>	)) 🗆	Average			(1)					ictural Stee		me		
	it Level				)) 🗆	Good			(2)					oncrete Fra	me			
(104) 🗆 11/				i i	)) 🗆	Very Good			(3)					ring Walls				
(111) □ Bi-1				(60	)) 🗆	Excellent			(4)					l Framed F	xt. V	/alls		
(106) □ Oth	• • •						· · · · · · · · · · · · · · · · · · ·		(5)					and Walls				
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(302)    Two				Ť		Fair			<del>                                     </del>		Lov			··			Vorn	
(308) $\square$ Spl				(30		Average Good			(30)			erage ove Ave	200					Worn
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(305)  Two				(00	, <u> </u>	LATOROIT			1						<u> </u>		xcelle	
Assessor's			to Solo D	wice	) (± 0)	. ).			1			• .	•					
Assessor Co								·····	<u> </u>			<del></del> .				<del>- ;</del>		
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Comments 1							•	Comi	ments	:								
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,																		
																(	(Conti	nue on back)

## **NEBRASKA**

**Real Estate Transfer Statement** 

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

**FORM** 521

Good Life, Great Service. DEPARTMENT OF REVENUE

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

1 County Name	3 Date of Sale/Transfer 4 Date of De	ed
1 County Name 2 County Number WEBSTER - 91	Mo. 11 Day 28 Yr. 2023 Mo. 12	05
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please P	
Grantor's Name (Seller) Shelly M. Casares, Trustee	Grantee's Name (Buyer) Freedom Mortgage Corporation	
Street or Other Mailing Address 376 E 400 South S, Ste. 300	Street or Other Mailing Address 951 Yamato Road	
City State Zip Co		Zip Code 33431
Phone Number (801) 355-2886	Phone Number (800) 220-3333 Is the grantee a 501(c)(3) of (f Yes, is the grantee a 509)	organization? Yes √No
Email Address info@hwmlawfirm.com	Email Address info@hwmlawfirm.com	<u></u>
7 Property Classification Number. Check one box in categories A and B. Che		
(A) Status	(B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Ass	sessed Mobile Home
Unimproved Multi-Family Agricultural    IOLL	Mineral Interests-Producing Exempt	
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	<del></del>
kind exchange (LR.C. § 1031	Foreclosure	Transfer on Death
Exchange) by buyer or seller?AuctionEasement	GiftLife EstateSale	Trustee to Beneficiary
Buyer Seller No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.)	Grantor Trust Partition Satisfaction of Contract  12 Was real estate purchased for same us	
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and benefici	ary 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 Grandp	arents and Grandchild Spouse	
Ex-spouse Parents	and Child 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 Yes ✓ No \$	nt and interest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title con	npany? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes	<b></b> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Stater	ment Should be Sent
641 W 6th Ave Red Cloud, NE 68970	Freedom Mortgage Corporation	
18a ✓ No address assigned 18b ☐ Vacant land	951 Yamato Road Boca Raton, FL 33431	
20 Legal Description (Attach additional pages, if needed.)	<del></del>	
The South Half (\$1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and plat thereof.	wenty-four (24), Block Two (2), Radcliff's Addition to Red Claud, Webster County	Nebraska, according to the recorded
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 all of Lots Twenty-two (22).	Turantu faur 1941 Black Tura (2) Dadaliff a Addition to Bod Claud Webster Causty	. Notes the encedies to the received
plat thereof	werry-rour (24), Black Two (2), Raddillin's Addition to Red Cloud, Webster County	, Nebraska, according to the recorded
21 If agricultural, list total number of acres transferred in this transaction	•	
22 Total purchase price, including any liabilities assumed	22  \$	00.450.00
23 Was non-real property included in the purchase?	-	90,450,00
Yes Vo No (If Yes, enter dollar amount and attach itemized list.)	(see instructions) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	90,450 00
25 If this transfer is exempt from the documentary stamp tax, list the exer	nption number 3	
Under penalties of law, I declare that I have examined this s	tatement and that it is, to the best of my knowledge and belief, t	rue, 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
sign Shew M. Caraper	Trustee	12/01/2023
here Signature of Clanica or Authorized Representative	Title	Date
Register of Deed's L		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BK 2023 Pa 2337	
Mo. Day Drr. 23 \$ Exempl # 3  Nebraska Department of Revenue		Which Box Stat SE 75 214 77 1207/01
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by	y Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/05/23 \$ Ex003 By AS Bk 2023, Pg 2337

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

Phoensthang

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 Claud, 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 76-902(24).	imposed by Nebraska Statute § 76-901 pursuant to §
Dated this day ofday	2023.
	Halliday, Watkins & Mann, P.C.
	Shelly M. Casares. Successor Trustee 376 East 400 South, Suite 300
	Salt Lake City, UT 84111 Telephone: 801-355-2886
STATE OF 1/40 h	File No. NE21089
STATE OF <u>Utah</u> County of <u>Salt lake</u> Ss.	
State, personally came Shelly M. Casares, the Succ	ore me, a Notary Public in and for said County and essor Trustee to me to be the identical person whose knowledged the execution thereof to be a voluntary act
Witness my hand and notarial seal the day a	and year last above written.
MARGARET LEE Notary Public, State of Utah Commission # 710939 My Commission Expires March 22, 2024	Mary Puffic

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		S	ale Date	School District Code											
91	20	23	2337		11/	28/2023	Base: 91-0002 Affiliated: Unified:							77.				
Location	ı ID	Sale	Number		Useabili	ty & Code#					Pa	ircel l	Number					
0001490	000		309		4	04	GeoCde	Twi	n Rng	Se	ect.	Qrt	Subdiv	Are	ea	Blk	Parcel	
	D	ate of S	ale Assesse	d V	alue		4371			0	0	0	10045			002	0000	
Land	I	Imp	rovements			Total	, ,,		Date of Sale Property Classification Code									
1	,915		91,14	15		Р	roperty Ty	roperty Type Zoning Lo					City	Size	Parcel Size			
Assessor Lo	Assessor Location: RED CLOUD (RC)  A) 1							B)	01		C)	1	D) <b>1</b>	E	E)	6	F) 2	
						Residential							Comme	rcial				
	Mul	ltiple Im	provements	Mı	ıltiple. Imp	rovements.:			Multiple	Imp	roven	nents.:						
Construction Date				: Co	nstruction	Date : 18	72		Construc	tion I	Date :	:						
Floo					oor Sq. Ft.	1,4	28		Floor Sq	Ft.	:							
		Buildir	ig Cost New	: Co	st:	200,0	00		Cost:									
Single Family	y Style:	101		Re	esidential	Condition: 30	)				l Oc	cupan	cy Code:					
· ·	(100) ☐ Mobile Home (10) ☐ Wom Out Primary:												ther1:			ther2:		
	(101) 📮 One Story (20) 🗆 Badly Worn Commercial Construction Class:																	
(102)  Tw	<del></del>			<del>                                     </del>		Average			(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) 🗆 Spl				<del>                                     </del>		Good			<b> </b> ` ´					ame				
(104) □ 1 1 (111) □ Bi-					•	Very Good  Excellent			(3)				ring Walls el Framed l	Davt 3	37611	~		
(111) $\Box$ BI-				1 (0	50) 🗆	Excellent	<u></u> ,		<del>  ` ´                                  </del>				and Walls	CXL.	w an	5		
Townhouse o		e Stela		P.	ocidontiol	Quality: 30			(6) □ Pole Frame									
(301)		i orgie.		<del>                                     </del>		Low			Cost Ra			Idilic		Cond	litio	n:		
(302)   Tw				<del>  `</del>	<del></del>	Fair				I L				(10)		Worn	Out	
(307) 🗆 11.	<u>-</u>			+ `		Average			(20)	I A	verag	ge		(20)		Badly	Worn	
(308) 🗆 Spl	lit Level			(4	10) 🗆	Good			(30)	l A	bove	: Avera	ige i	(30)		Avera	ge	
(309) 🗆 21	/2 Story			(5	0) 🗆	Very Good			(40)	I H	igh			(40)		Good		
(304) 🗆 On	e Story I	Duplex		(6	0) 🗆	Excellent							. (	(50)		Very (	Good	
(305) 🗆 Tw	o Story I	Duplex												(60)		Excell	ent	
Assessor's	s Adju	stmen	t to Sale l	Pric	e (+ or	· -):												
Assessor Co	omment	ts and F	Reason for .	Adjı	ustment:				***************************************									
TRUSTE	E'S D	EED;	FORECLO	SU	RE													
						· <u> </u>												
Comments	from							Comi	ments:								<del></del>	
000149							-					••					· · · · · · · · · · · · · · · · · · ·	
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																(Cont	inue on back)	
																, , , , , , , ,		

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	,		Sale	Date	School District Code													
91	20	23	236	6	11	/15	5/2023	Base:	1-0	0002	A	ffilia	ited:			Uni	fied:				
Location	Ю	Sale	Number	Useability & Code # P			P	arcel N	Vur	mber											
0001387	700	:	310		4		05	GeoCde	Tw	ı Rn	<b>.</b>	Sect	Qrt	s	Subdiv	Агеа	Blk	P	arcel		
	D	ate of S	ale Assess	ed V	alue			4371				00	0	10	0025		005	00	000		
Land		Imp		To	otal			Date of Sale Property Classification Code													
2	,075		98,2	98,245 100,320 Status						roperty	Туре	:	Zoning		Location	ı C	ty Size	Parc	cel Size		
Assessor Lo	cation:	RED	CLOUD	(RC	)			A) 1	B	0:	L	(C)	1	1	D) 1	E)	6	F)	2		
-			· · · · · · · · · · · · · · · · · · ·		·		Residential		······					C	ommer	cial		·i			
	Mul	tiple Im	provement	s: M	ultiple. I	nprov	rements.:			Multip	le. In	prove	ments.:								
Construction Da				e: C	onstructio	n Dat	te: <b>19</b>	68		Constr	uction	1 Date	:								
Flo					oor Sq. F	t. :	2,0	45		Floor	sq. Ft	:									
		Buildin	g Cost Ne	w: C	ost :		211,0	85		Cost:											
Single Family	Style:	101		R	esident	ial C	ondition: 3	0		Com	nerc	ial O	ccupan	cy (	Code:						
(100) □ Mo	bile Hon	ne		(	10) 🗆	W	om Out			Prima	гу:		Ot	ther	rl:		Other2:				
(101) 🙀 On	e Story			(	20) 🗆	Ba	dly Worn			Commercial Construction Class:											
(102) 🗆 Tw	o Story			(3	(30) 🖬 Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) □ Spl	it Level			(4	40) 🗆		ood	(2)						me							
(104) 🗆 1 1.		(	50) 🗆		ry Good			(3)					g Walls								
(111) □ Bi-				(	(60)   Excellent										ramed I	Ext. W	alls				
(106) □ Oth				<u> </u>	(5) ☐ Metal Frame and Walls																
Townhouse of		Style:					uality: 30			(6)			Frame								
(301)  On				<del></del>	10) 🗆	Lo				Cost			•			Condit		<u> </u>			
(302) □ Tw	<u>.</u>				20) 🗆	Fa				(10)							Worn				
(307) 🗆 11/					30) 🖵		rerage			<del></del>		Avera				<u> </u>	Badly		1		
(308)  Spl				<del></del>	40) 🗆	Go				(30)			e Avera	ige			Avera Good				
(309) 🗆 2 1		Turslav		$\pm$	50) 🗆		гу Good cellent			(40)	Ц_	High									
(304) □ On (305) □ Tw				+	50) 🗆	EX	cenem										l Very				
			~ *	~ .					·							(00) [	LACCI	CIII			
Assessor Co							):				-										
TRUSTE			-	Auj	astmer	14.															
TRUSTE	E S D	EED																			
Comments								-	Com	ments:											
000138	700																				
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,																	(Cont	inue o	n back)		

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this\_\_\_\_\_\_\_ of Dec A.D., 20 23, at 8:10 o'clock\_A.M. Recorded in Book\_2023 2366 A hoey Haria County Lies \_\_Comp\_\_\_Assessor\_\_\_Carded\_\_

NEBRASKA DOCUMENTARY STAMP TAX Date

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:

is lawfully seized of such real estate that it is free from encumbrances has legal power and lawful authority to convey the same;

(2) (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this 🔏 day of November, 2023.

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

By: Krista K. Henderson Its: Successor Trustee

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 31 day
K. Henderson, Successor Trustee of the Control day of November, 2023 by Krista K. Henderson, Successor Trustee of the Charles D. Blackstone and F. Kay Blackstone Revocable Trust.

Notary Public Sara A. Schutte

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

My Commission expires



#### NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

**Real Estate Transfer Statement** 

**FORM** 

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

521

	The deed will not be	recorded unless th	is statemen	t is signed and i	tems 1-25 are accur	ately completed.	1
1 County Name	2 County	Number	1	3 Date of Sale/Tra		4 Date of Deed	y <u>29 yr.</u> <u>23</u>
	WEBSTER - 91				ıy <u>74 Yr.</u> <u>73</u>		yYr
5 Grantor's Name, Addres Grantor's Name (Seller)	ss, and Telephone (Plea	se Print)		Grantee's Name (	e, Address, and Teleph	one (Please Print)	
C & D Service Cen	ter II, LLC			l Lonnie Schr	iner and Kenneth	ı VanWey	
Street or Other Mailing Add 117 S Webster St				Street or Other Ma 117 S Webs	ailing Address ter St		7. 0.4
City Red Cloud	State NE	e - -	Zip Code 68970	Red Cloud	1	State NE	Zip Code 68970 zation? Yes √No
Phone Number (402) 746-3601				Phone Number   (402) 746-36	Is the grante If Yes, is the	e a 501(c)(3) organi: grantee a 509(a) fou	
Email Address				Email Address			· ·
7 Property Classification	Number. Check one bo	ox in categories A and	B. Check C if	property is also a	mobile home.	1000	
(A) Status		<del></del>	(B)	Property Type			(C)
✓ Improved	Single Family	Industrial		Mineral Interests	-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural		Mineral Interests	-Producing	Exempt	
	✓ Commercial	Recreational	Printed			T F	7
	onservator	☐ Distribu	=	nd Contract/Memo	Partition Personal Rep.	Sheriff Trust/Trustee	Other
= =	orrective eath Certificate – Transfei	☐ Easemer on Death ☐ Executor	=	ise ieral		Warranty	
					ble Trust Revocable		ransfer on Death
9 Was transfer part of l kind exchange (I.R.C. Exchange) by buyer or s	§ 1031 Aucti	=	t Gift	Life Esta	ate Sale	□⊤	rustee to Beneficiary
☐ Buyer ☐ Selle	er ☑ No ☐ Cour	t Decree Exchange	Granto	or Trust Partition	Satisfaction	n of Contract 🔲 C	ther (Explain)
11 Was ownership transferre	ed in full? (If No, explain t	the division.)		12 \		ed for same use? (If	No, state the intended use.)
13 Was the transfer between  Yes ✓ No	n relatives, or if to a truste Aunt or Uncle to N	_	•	tives? (It Yes, check artnership, or LLC	the appropriate box.)	☐ Oth	or
∐ les <u>I</u> VI0	Brothers and Siste	· =		and Grandchild	Spouse		CI
	Ex-spouse	=	arents and Ch		Step-parent and	l Step-child	
14 What is the current mark		rty?		15 Was the mortg	age assumed? (If Yes, s		interest rate.)
\$70,395				Yes	✓ No \$		%
16 Does this conveyance div	vide a current parcel of la	ınd?			rough a real estate age	nt or a title company	? (If Yes, include the name
Yes No					title company contact.)	Yes	No
18 Address of Property 117 S Webster St					lress of Person to Whom	the Tax Statement	Should be Sent
Red Cloud, NE 68970	)			Same as Grar	ntee		
18a No address assigne	ed 18b Vacant	land					
20 Legal Description (Attach	additional pages, if need	ded.)					
See attached	, ,	,					
21 If agricultural, list total nu	mber of acres transferred	d in this transaction		·			
22 Total purchase price	including one lightlitic	o occurred				00  \$	
<ul><li>22 Total purchase price,</li><li>23 Was non-real property</li></ul>						22	0,00
	Yes, enter dollar amou		d list.) ( <u>see i</u>	nstructions)		23   \$	0,00
24 Adjusted purchase pr	rice paid for real estate	e (line 22 minus line 2	23)			<b>3</b>	0 00
25 If this transfer is exen	npt from the documen	tarv stamp tax. list th	e exemption	number 21			
Under	penalties of law, I decla	re that I have examined	this stateme	nt and that it is, to t	he best of my knowledg	ge and belief, true, o	omplete, and
Kory Mc		•					(402) 746-3613
Print or Type	Name of Grantee or Auth	horized Representative		7	A		Phone Number
sign		/			Attorney		11/29/77
here Signature of	Grantee or Authorized Re	epresentative		Tifle			Date ( -
		Register of Dec		ľv			For Dept. Use Only
26 Date Deed Recorded							
, 0	27 Value o	f Stamp or Exempt Num	lber	28 Recording Data	- N		

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 924). o'ciock A.M. Recorded in Book 2023 on Page 2327-2369

Note 1922 County Clerk
2020 Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_12-8-23 \$ 550001# 21 By K&

#### 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 rightof-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

Lopnie Schriner, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on <u>Notorizer</u> <u>29</u>, 2023, by Kenneth VanWey and Lonnie Schriner, members, on behalf of C & D Service Center II, LLC.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

Notary Public

NE Sec of State - Robert B. Evnen
Filing Document #: 9000977270 Pages: 1
Corporation Name: C & D SERVICE CENTER II, LLC

Filing Date and Time: 12/01/2023 02:18 PM

BOOK <u>2023</u> PAGE <u>2369</u>

#### 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 Schriner.

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 VanWev

Lonnie Schriner

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 29, sy Kenneth VanWey, Member, and Lonnie Schriner, Member, on behalf of C & D Service Center II, LLC.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	ale I	)ate	School District Code												
91	20	23	2367		11/2	29/	2023	Base: 91-0002 Affiliated: Unified:												
Location	ш	Sale	Number	Ţ	Useabilit	ty &	Code#		Parcel Number											
0001461	100		311		4		13	GeoCde	T	wn	Rng	s	ect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assesse	d Va	alue			4491				C	0	0	10035		001	0000		
Land		Imp	orovements		Total Date of Sale Property Class								Classifi	ssification Code						
26	,260		70,26	5		9	6,525	Status		Pro	operty 1	уре	2	Coning	Locatio	Location City Size		Parcel Size		
Assessor Lo	cation:	RED	CLOUD (	RC)	)			A) 1		B)	03		(C)	3	D) <b>1</b>	E)	6	F) 4		
						R	esidential								Comme	rcial				
	Mul	tiple Im	provements:	Mu	ltiple. Impr	oven	nents.:				Multipl	e. Imp	rover	nents.:	4			WP-9		
		Const	uction Date:	Cor	nstruction I	Date :	:				Constru	ction	Date	:	2009					
	Floor:	Flo	or Sq. Ft. :						Floor S	q. Ft.	:		280							
		Buildir	uilding Cost New: Cost: 3,830																	
Single Family				Re	sidential	Con	dition:				Comn	ercia	al Oc	cupan	cy Code:					
(100) □ Mo	bile Hon	ne		(10	0) 🗆 🔻	Won	ı Out			_	Primar	y: <b>1</b>	<u> 124</u>	Ot	her1: 35	3	Other2:	528		
(101) 🗆 On				(20			y Worn			_	Comn				tion Class					
(102) □ Tw						Aver				_					ictural Steel Frame					
(103) 🗆 Spl				<del>                                     </del>	<del></del>	Good				_					oncrete Fr	ame				
(104) 🗆 11.				(50) Ury Good (3) Masonry Bearing Walls																
(111) 🗆 Bi-				(60	0) 🗆 I	Exce	llent			4					el Framed l	Ext. W	alls			
(106) □ Oth				ļ											and Walls					
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(301) □ On				<del>'</del>	<del></del>	Low				-	Cost F			0			tion: 3(			
(302)   Tw (307)   1 1				<del>  `</del>	<del></del>	air				_	· ,	] L				` -	□ Worn			
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(309) $\square$ 2 1/				<del>                                     </del>	•		Good			$\dashv$		A		e Avera			Avera Good	ge		
(304) 🗆 One		hinley		<del> </del>	·	Exce				-	(40)		ngu			`	□ Very (	Good		
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Assessor's			t to Sale P	ric	e (+ or	-y•	· · · · · · · · · · · · · · · · · · ·		-					***		(00)				
Assessor Co						<del></del>					········									
WD; TR	ANSFE	R WIT	TH PARTN	ERS	SHIP			•												
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															•					
																	(Cont	inue on back)		

## NEBRASKA

### **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will not be recorded unless this statemer	it 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)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller)	Grantee's Name (Buyer)										
Lonnie and Shannon Schriner, Kenneth and Debra Van Wey Street or Other Mailing Address	C & D Service Center III, LLC Street or Other Mailing Address										
117 S Webster St	117 S Webster St	Zin Codo									
City State Zip Code Red Cloud NE 68970	Red Cloud State NE	Zip Code 68970									
Phone Number (402) 746-3601	Phone Number (402) 746-3601 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) foun										
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										
	Property Type	(C)									
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home									
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	1									
☐ IOLL ☐ Commercial ☐ Recreational											
8 Type of Deed Conservator Distribution La  Bill of Sale Corrective Easement Le:		Other									
	neral Quit Claim Warranty										
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect	osure   Irrevocable Trust   Revocable Trust   Tra	nsfer on Death									
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Tru	stee to Beneficiary									
		er (Explain) Contribution									
11 Was ownership transferred in full? (If No, explain the division.)  ✓ Yes  No	12 Was real estate purchased for same use? (If N  ✓ Yes No	o, state the intended use.)									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)										
Yes Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Othe	r									
	and Grandchild Spouse										
Ex-spouse Parents and Cl											
14 What is the current market value of the real property? \$70.395	15 Was the mortgage assumed? (If Yes, state the amount and in Yes ✓ No \$	meresi raie.)									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?										
Yes V No	of the agent or title company contact.) Yes										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	ould be Sent									
117 S Webster St Red Cloud, NE 68970	Same as Grantee										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)	MANAGEM TO THE TOTAL THE T										
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?											
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i		0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0010									
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 stateme		nplete, and									
correct, and that I am duly authorized to sign this statement.  Kory McCracken		(402) 746-3613									
Print or Type Name of Grantee of Authorized Representative		Phone Number									
sign	Attorney	11/29/27									
here Signature of Grantee of Authorized Representative	Title	Date									
Register of Deed's Use Or	ily	For Dept. Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	<u> </u>									
Mo. 12 Day 8 Yr. 21 \$ 159.75											
Nebraska Department of Revenue	BL 2023 10 25 10	ev. Stat. §§ 76-214, 77-1327(2)									

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 Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this R day of Oct A.D., 2003, at 9'49 o'clock A M. Recorded in Book 203 on Page 2310 2311

Acov Hario County Clerk

\_Assessor

Comp

VEDeputy Carded NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-8-33
\$\_159,75 By K-4

#### 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 rightof-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 Schriner

Kenneth VanWey

Shannon Schriner

Debra VanWey

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on Novelle 24, 2023, by Kenneth VanWey and Debra VanWey, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on Navenue 29, 2023, by Lonnie Schriner and Shannon Schriner, husband and wife.

Comm. expires

Comm. expires

Comm. expires

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	School District Code													
91	20	23	2370		11/2	9/2023	Base:	91-	000	02	Affi	iliated	l:		Un	ified:				
Location	Ю	Sale	Number		Useability	& Code#						Parc	el N	lumber						
0001461	100	;	312		4	13	GeoCde	Tw	'n	Rng	Sec	et (	)rt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assesse	d Va	alue		4491				00		0	10035		001	0000			
Land		Imp	rovements		Т	otal			Da	Date of Sale Property Classification Code										
26	,260		70,26	5	96,525 Status					operty Type Zoning Location						ity Size	Parcel Size			
		on: RED CLOUD (RC)					A) 1	E	3)	03		C)	3	D) 1	E)	6	F) 4			
				T		Residential								Commer	cial					
	Mul	tiple Im	provements:	Mı	ıltiple. Impro	vements.:			M	ſultiple.	Impro	ovemer	ıts.:	4						
		Constr	uction Date:	Со	nstruction Da	ite :			С	onstruct	ion D	ate:		2009						
			Floor:	Flo	oor Sq. Ft. :				F	loor Sq.	Ft.:			280			***********			
		Buildin	g Cost New:	Co	st:				C	ost:			3	,830						
Single Family	Style:			Re	esidential C	ondition:			C	Comme	rcial	Occu	pano	y Code:						
(100) □ Mo	bile Hon	ne		(1	0) 🗆 W	orn Out			P:	rimary:	12	24	Ot	her1: <u>35</u>	3	Other2:	528			
(101) 🗆 On	e Story			(2	0) 🗆 Ba	idly Worn			Commercial Construction Class: 5											
(102) 🗆 Tw		·		<del>†                                    </del>	•	verage			1	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spl				<u> </u>		boc			_	` _					me					
(104) 🗆 1 1/				1		ery Good								ring Walls						
(111)  Bi-l				(6	0) 🗆 E2	ccellent			+	· /				el Framed I	ext. W	alls				
(106) □ Oth				<u> </u>					1	(5) ☐ Metal Frame and Walls  (6) ☐ Pole Frame										
Townhouse of		Style:		1	sidential C				+	· · · · · · · · · · · · · · · · · · ·			ne							
(301) □ One				<del>  `</del>	0) 🗆 Lo					Cost Ra		_				ion: 3(	·········			
(302)    Tw				(3	0) □ Fa 0) □ A	rerage			+	. ,	Lo	erage		•		Worn				
(308)  Spl				(4	-	ood			+			ove A	VATO			Badly Avera				
(309) 🗆 21/				<del>├</del>		ery Good			1		Hig		vera			Good	gc			
(304)  One		Duplex		<del> `</del>		cellent	•			-10) 🗀	1112	211				Very	Good			
(305)   Two					<del>.,                                    </del>					· ·			-			] Excell				
Assessor's			to Sale F	ric	e (+ or -	<b>\•</b>			1						,					
Assessor Co						<i>y•</i>			Т	<u>.</u>										
WD; CO	NTRIB	UTION	WITH F	'AR'	TNERSH	[P														
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Comment								٦.							<u> </u>					
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																(Cont	inue on back)			

### NEBRASKA Good Life, Great Service

### 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 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2023 Day \_\_04 WEBSTER - 91 \_Yr.\_ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller Kathy J. Babcock & Ronald K. Babcock Kathy J. Babcock & Ronald K. Babcock Street or Other Mailing Address 30571 Road B Street or Other Mailing Address 30571 Road B Zip Code 68941 Zip Code 68941 State City Glenvil City Glenvil Is the grantee a 501(c)(3) organization? Yes **✓** No Phone Number (402) 469-4241 Phone Number (402) 469-7241 **✓** No If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Mineral Interests-Producing Multi-Family ✓ Agricultural ☐ Exempt Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Lease Trust/Trustee Corrective Fasement Personal Ren Death Certificate - Transfer on Death Cemetery Mineral Quit Claim Warranty Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? **✓** Gift Life Estate Sale Trustee to Beneficiary Auction Easement Satisfaction of Contract Buyer Seller V No Court Decree Exchange **Grantor Trust** Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 105,0110 V No 16 Does this conveyance divide a current parcel of land? 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 Rural Webster County Kathy & Ronald Babcock 30571 Road B Glenvil, NE 68941 18a V 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 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 23 24 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\underline{5a}$ 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 on Type Name of Grantee or Authorized Representative Phone Number sign Attorney 12/4/2023

here Register of Deed's Use Only 28 Recording Data Value of Stamp or Exempt Number

emnt#5a

<u> 23</u>

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this document for your records. Date

For Dept. Use Only

State of Nebraska Sss. County of Webster

NEBRASKA DOCUMENTARY
STAMP TAX
Date (3-11-33
S Exempt お ABy (1)

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 $^{4}$ ) of Section Twenty-four (24), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

 $\mbox{\tt GRANTOR}$  covenants (jointly and severally, if more than one) with  $\mbox{\tt GRANTEES}$  that  $\mbox{\tt GRANTOR:}$ 

- (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 4 M day of 0 M, 2023.

Rathy JO Babcock

Ronald K. Babcock

STATE OF NEBRASKA )
) ss.
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on this day of <u>Dunkel</u>, 2023, by Kathy J. Babcock and Ronald K. Babcock.

GENERAL NOTARY - State of Nebraska RENAE B. HULL. My Comm. Exp. November 11. 2026

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	23	2380	12/4	/2023	Base: 65-0011 Affiliated:								Unified:			
Location	ш	Sale	Number	Useability	& Code#					Pa	arcel N	Tumber					
0011112	200	:	313	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4375	2	9	2	4	2	00000	1	000	1495		
Land	,,,,,,,	Imp	provements	otal		Date of Sale Property Classificat											
658	,305			(	558,305	Status	Pro	perty Ty	ре	z	oning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) 9		
LCG			ACRES:	VAI	UE:		LCG				ACR	ES:		VALI	J <b>E:</b>		
IRRIGATE	D 1A1					GI	RASSLA	ND 1	G1		14	4.800		2	02,720		
	1A		35.800	1	.94,750				1G								
	2A1							20	G1		3	9.900		55,860			
	2A		4.000		20,920				2G		1	5.800		22,12			
	3A1							3	G1								
	3A								3G								
	4A1		W					40	G1			7.500			7,500		
	4A		4.000		19,960			4	4G								
DRYLANI	) 1D1		15.000		39,000		Shelterb	elt/Timl	рег								
	1D		1.200		3,120			Accreti	on								
	2D1							Wa	ste			7.000			1,960		
*****	2D		31.000		70,835			Otl	<del></del>  -								
	3D1					AG LAND TOTAL 318.000						6	58,305				
	3D					Roads 2.000											
	4D1		12.000		19,560		I	Farm Si	tes								
Secretary and property of the	4D	<u> </u>						ome Si	-								
							F	Recreati	on								
	wellings	<del>†                                      </del>					ner										
Out	ouildings					No	n-AG	ГОТА	$ \mathbf{L} $			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)
		DAT 06 106 00