

Real Estate Transfer Statement

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

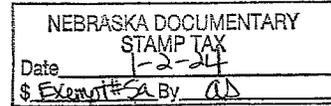
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kory McCracken, Print or Type Name of Grantee or Authorized Representative, Attorney, Signature of Grantee or Authorized Representative, Title, (402) 746-3613, Phone Number, 1/2/24, Date

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data, For Dept. Use Only

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 Jan A.D., 2024, at 9:22 o'clock AM. Recorded in Book 2023 on Page 3-4  
Abbey Hania County Clerk  
AD Deputy  
Ind 16.00 Comp AD Assessor AD Carded AD



**WARRANTY DEED**

Donna F. Wroblewski, a single person and surviving spouse of Harold E. Wroblewski, whose death certificate is attached hereto, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Randy Williams, a married person, Robert Williams, a single person, and Woodrow Williams, a married person, as tenants in common, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15) and Sixteen (16), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

**GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE IN SAID REAL ESTATE.**

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

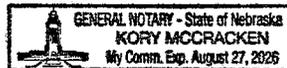
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed December 13, 2023.

Donna F. Wroblewski  
Donna F. Wroblewski

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 13, 2023, by Donna F. Wroblewski, a single person.



Comm. expires \_\_\_\_\_

[Signature]  
Notary Public

WHEN THIS COPY CARRIES THE RAISED SEAL OF STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



DATE OF ISSUANCE  
12/14/2023  
LINCOLN, NEBRASKA

*Sarah Bohnenkamp*  
SARAH BOHNENKAMP  
ASSISTANT STATE REGISTRAR  
DEPARTMENT OF HEALTH  
AND HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

17 15825

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Harold Edward Wroblewski			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) November 22, 2017	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Loup City, Nebraska			5a. AGE - Last Birthday (Yrs.) 78	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	5c. UNDER 1 DAY HOURS MINS.	
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Other (Specify)			
8b. FACILITY NAME (if not institution, give street and number) 536 North Franklin Street			8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud, 68970			
8d. COUNTY OF DEATH Webster			9a. RESIDENCE-STATE Nebraska	9b. COUNTY Webster	9c. CITY OR TOWN Red Cloud	
9d. STREET AND NUMBER 536 North Franklin Street			9e. APT. NO.	9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Donna Killough Williams			
11. FATHER'S NAME (First, Middle, Last, Suffix) Edward Wroblewski			12. MOTHER'S NAME (First, Middle, Maiden Surname) Helen Pruss			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No			14a. INFORMANT NAME Donna Killough Wroblewski		14b. RELATIONSHIP TO DECEDENT Spouse	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Dayre Williams		16b. LICENSE NO. 0918	16c. DATE (Mo., Day, Yr.) November 27, 2017	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery			CITY / TOWN Red Cloud	STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970	
<b>CAUSE OF DEATH (See instructions and examples)</b>						
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Pulmonary Fibrosis						onset to death 6 Months
DUE TO, OR AS A CONSEQUENCE OF: b)						onset to death
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST d)						onset to death
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. CKDS, HTN, CAD.						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22a. DATE OF INJURY (Mo., Day, Yr.)				
22b. TIME OF INJURY		22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)				
22d. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY—STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) November 22, 2017			23b. DATE SIGNED (Mo., Day, Yr.) November 27, 2017		23c. TIME OF DEATH 11:49 PM	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Douglas Hentzen, MD			24a. DATE SIGNED (Mo., Day, Yr.)			
24b. TIME OF DEATH			24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD	
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)						
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Douglas Hentzen, MD, 2115 N Kansas Avenue, Hastings, Nebraska, 68901						
28a. REGISTRAR'S SIGNATURE <i>Stanley D. Cooper</i>					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) December 14, 2017	

Pursuant to section 30-2413, demands for notice which may affect the estate of the deceased are filed with the county court in the county where the decedent resided at the time of death.

0968165

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	3	12/13/2023	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000149600	1	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,095	40,565	41,660		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>	Construction Date : 1948	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 752	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 70,065	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**

**WD; TRANSFER TO CHILDREN BUT RESERVING LIFE ESTATE**

**Comments from**

**Comments:**

000149600

(Continue on back)

68555  
68560

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM  
**521**

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>2</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>1</u> Day <u>2</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>2HFarms, Inc</b> Street or Other Mailing Address <b>873 Road K</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Bolin-Wulf, Inc.</b> Street or Other Mailing Address <del>976 Road 900</del> <b>971 Road 900</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number <b>(402) 746-2600</b>		Email Address <b>n/a</b>		Phone Number <del>402-746-0339</del>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

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

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

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

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

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

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

<b>14</b> What is the current market value of the real property? <b>\$846,055</b>	<b>15</b> Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
<b>16</b> Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>17</b> Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Southern Title, LLC</b> <input type="checkbox"/> No
<b>18</b> Address of Property <b>Ag Land</b>	<b>19</b> Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>
<b>18a</b> <input checked="" type="checkbox"/> No address assigned <b>18b</b> <input checked="" type="checkbox"/> Vacant land	

**20 Legal Description (Attach additional pages, if needed.)**  
 The Northwest Quarter (NW¼) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND The Southwest Quarter (SW¼) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

**21** If agricultural, list total number of acres transferred in this transaction 323.31+-

<b>22</b> Total purchase price, including any liabilities assumed .....	<b>22</b> \$	<b>846,055.00</b>
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	<b>23</b> \$	
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) .....	<b>24</b> \$	<b>846,055.00</b>

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

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

**Bradley Wulf, President, Bolin-Wulf, Inc.**

**sign here** Print or Type Name of Grantee or Authorized Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Signature of Grantee or Authorized Representative \_\_\_\_\_ Title **Grantee** \_\_\_\_\_ Date **1/ /2024**

Register of Deed's Use Only		For Dept. Use Only
<b>26</b> Date Deed Recorded Mo. <u>1</u> Day <u>2</u> Yr. <u>24</u>	<b>27</b> Value of Stamp or Exempt Number \$ <u>1905.75</u>	<b>28</b> Recording Data <b>BK 2024, 5</b>

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Jan A.D., 2024, at 1:49 o'clock P.M. Recorded in Book 2024 on Page 5

Anthony Harig County Clerk  
AS Deputy  
Ind. 10.00 Comp. Assessor AS Carded AS

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-2-24  
\$ 1905.75 By AS

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

CORPORATION WARRANTY DEED

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

The Northwest Quarter (NW¼) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, AND

The Southwest Quarter (SW¼) of Section Seventeen (17), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantee 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 January 2, 2024.

2H Farms, Inc., a Nebraska corporation

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

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on January 2, 2024 by Dennis J. Hansen, President of 2H Farms, Inc., a Nebraska corporation, on behalf of the corporation.

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

Teresa L Theobald  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	5	1/2/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001908100		2		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	17	2	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
530,490				530,490		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	134.740		188,635				
	1A						1G	12.980		18,170				
	2A1	22.500		122,400			2G1	35.640		49,895				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	10.260		51,200			4G	100.190		100,190				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>316.310</b>		<b>530,490</b>				
	3D					Roads		6.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>6.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORP WD	
<b>Comments from</b>	<b>Comments:</b>
001908100 001908200	

(Continue on back)

**WEBSTER COUNTY ASSESSOR**

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

**Seller: HANSEN, DENNIS %  
Buyer: BOLIN, JUSTIN %  
Parcel ID: 001908100  
Additional Parcels: 001908200  
Book: 2024 Page: 5  
Sale Date: 01/02/2024 Price: \$846,055.00  
Legal Description: 17-02-11 NW1/4 17-2-11**

**Agriculture**

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

(SELLER/BUYER) What was the purchase price? \$ 846,055

(SELLER/BUYER) Was any personal property (pivot, irrigation pipe; above ground or buried, motor, machinery, etc) included in the sale price?  Yes  No  
If yes, what personal property was included ~~none~~ NO

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

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

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

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

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

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

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

(SELLER) Was the property made available to other potential purchasers? \_\_\_ Yes  No  
If no, please explain Landlord offered to tenant

**WEBSTER COUNTY ASSESSOR**

**621 N CEDAR**

**RED CLOUD, NE 68970**

**Phone: (402) 746-2717**

**Website: www.co.webster.ne.us**

**Seller: HANSEN, DENNIS %**

**Buyer: BOLIN, JUSTIN %**

**Parcel ID: 001908100**

**Additional Parcels: 001908200**

**Book: 2024 Page: 5**

**Sale Date: 01/02/2024 Price: \$846,055.00**

**Legal Description: 17-02-11 NW1/4 17-2-11**

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

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

(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property?  Yes \_\_\_ No

If yes, please explain Rented the land

(BUYER) Do you own other property nearby?  Yes \_\_\_ No

If yes, did it influence what you paid for the property?  Yes \_\_\_ No

(SELLER/BUYER) What influenced your sale/purchase? Rented it

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

(BUYER) Please supply a current FSA map showing fields, correct use and acres. If this property is in a government program such as; CRP, CREP, EQUIP, ect. please mark the fields with the program it is in.

(BUYER) If you have land in a government program such as (CRP, CREP, EQUIP)?  Yes \_\_\_ No

If yes, what program and what are the beginning and ending dates? \_\_\_\_\_

CRP

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

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

If other, please explain \_\_\_\_\_

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

If other, please explain \_\_\_\_\_

Signature: \_\_\_\_\_

Justin Bolin

Buyer/Seller (circle one)

Phone # \_\_\_\_\_

402 746 0339

Date: \_\_\_\_\_

1-7-2024

# Real Estate Transfer Statement

3

FORM  
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 1 Day 3 Yr. 24		Mo. 1 Day 2 Yr. 24	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Quirk Land & Cattle Co.				Grantee's Name (Buyer) Andrew Woitaszewski and Adam Woitaszewski			
Street or Other Mailing Address P O Box 149				Street or Other Mailing Address 7337 W. Blender Road			
City Hastings		State NE		City Grand Island		State NE	
Zip Code 68901		Zip Code 68803		Phone Number 308-390-1906		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number 402-441-0140						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$5,000,000

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

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

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

18 Address of Property  
Ag land

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

18a  No address assigned    18b  Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 2034.06+-

22 Total purchase price, including any liabilities assumed	\$ 5,000,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 5,000,000.00

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.

Andrew Woitaszewski  
 Print or Type Name of Grantee or Authorized Representative

Andrew Woitaszewski  
 Signature of Grantee or Authorized Representative

Grantee

308-390-1906  
 Phone Number

1-3-24  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 4 Yr. 24	27 Value of Stamp or Exempt Number \$ 11,250. <sup>00</sup>	28 Recording Data BK 2024, Pg 59

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

Tract 1: The Southwest Quarter (SW1/4) of Section Seventeen (17), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Tract 2: The Southeast Quarter (SE1/4) of Section Eighteen (18), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Tract 3: The Northwest Quarter (NW1/4) of Section Twenty (20), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska – AND –

The North Twenty (20) Acres of the Southwest Quarter (SW1/4 ) of Section Twenty (20), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 20, Township 2 North, Range 10 West, thence East one hundred sixty rods; thence South twenty rods, thence West one hundred sixty rods; thence North twenty rods to the place of beginning.

Tract 4: All of Section Nineteen (19), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Tract 5: The North Half (N1/2) of Section Twenty-four (24), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska , EXCEPT tract conveyed to the State of Nebraska in Deed Book 25, Page 8, and Book 77, Page 1282

Tract 6: All of Section Thirty (30), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT the East Half of the Southeast Quarter (E1/2SE1/4) of said Section Thirty (30)

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 59

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 4 day  
of Jan A.D., 2024, at 8:35  
o'clock A.M. Recorded in Book 2024  
on Page 59-60  
Abbey Harris County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>1-4-24</u>
\$ <u>11,250.00</u>	By <u>AD</u>

Return to:  
Southern Title, LLC  
2837 W Hwy 6 #205  
Hastings, NE 68901

### CORPORATION WARRANTY DEED

Quirk Land & Cattle Co., a Nebraska corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Andrew Woitaszewski as to a 94% tenant in common interest and Adam Woitaszewski as to a 6% tenant in common interest; conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Seventeen (17), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

The Southeast Quarter (SE1/4) of Section Eighteen (18), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

The Northwest Quarter (NW1/4) of Section Twenty (20), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

The North Twenty (20) Acres of the Southwest Quarter (SW1/4 ) of Section Twenty (20), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 20, Township 2 North, Range 10 West, thence East one hundred sixty rods; thence South twenty rods, thence West one hundred sixty rods; thence North twenty rods to the place of beginning.

All of Section Nineteen (19), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

The North Half (N1/2) of Section Twenty-four (24), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed Book 25, Page 8, and Book 77, Page 1282

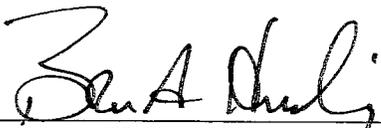
All of Section Thirty (30), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT the East Half of the Southeast Quarter (E1/2SE1/4) of said Section Thirty (30)

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except covenants, conditions and restrictions of record in the office of the Webster County, Nebraska Register of Deedd on the date hereof;
- (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.

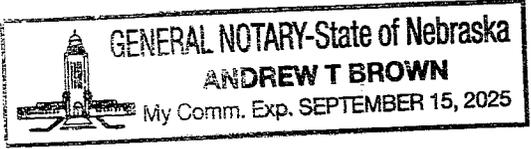
Executed January 2, 2024 <sup>BAH</sup>

Quirk Land & Cattle Co., a Nebraska corporation

  
 BY: Bruce Hocking, Vice President

STATE OF NEBRASKA     )  
   ) ss.  
 COUNTY OF Lancaster    )

The foregoing instrument was acknowledged before me on January 2<sup>nd</sup>, <sup>2024</sup> ~~2023~~ by Bruce Hocking, Vice President of Quirk Land & Cattle Co., a Nebraska corporation, on behalf of the corporation.



  
 Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	59	1/3/2024	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001556800		3	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	17	3	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
2,876,615		107,185		2,983,800		Status	Property Type		Zoning	Location	City Size	Parcel Size	
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:			
IRRIGATED 1A1						GRASSLAND 1G1		851.410	1,191,965				
1A						1G							
2A1						2G1		493.720	685,265				
2A						2G							
3A1						3G1		0.740	1,035				
3A						3G							
4A1						4G1							
4A						4G		413.070	413,070				
DRYLAND 1D1						Shelterbelt/Timber							
1D		62.000	161,200		Accretion								
2D1		100.800	262,080		Waste		5.750	2,875					
2D		12.620	28,835		Other								
3D1		6.000	13,710		<b>AG LAND TOTAL</b>		<b>1,993.800</b>	<b>2,837,775</b>					
3D					Roads		38.260						
4D1		42.920	69,960		Farm Sites		1.000	13,840					
4D		4.770	7,780		Home Sites		1.000	25,000					
					Recreation								
Dwellings			75,785		Other								
Outbuildings			31,400		<b>Non-AG TOTAL</b>		<b>40.260</b>	<b>38,840</b>					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORP WD	
<b>Comments from</b>	<b>Comments:</b>
001556800 001557000 001557200 001557400 001502900 001909800	
(Continue on back)	

# Real Estate Transfer Statement

4

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>5</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>1</u> Day <u>2</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Nancy Miller</b> Street or Other Mailing Address <b>2145 Rd F</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>402-621-0945</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Paula Hammond</b> Street or Other Mailing Address <b>737 W 4th Avenue</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-460-9160</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$12,050**

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

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

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

18 Address of Property  
**201 E 4th Avenue  
Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The South part of Lots One (1), Two (2) and Three (3) (extending from the South edge of said Lots to a line eight (8) feet south of and parallel to the south side of the garage building located on the north part of Lots One (1) and Two (2), being approximately 34 feet more or less), in Block Two (2), Williams' Addition to Red Cloud, Webster County, Nebraska**

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

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

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

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

**Paula Hammond**

sign here

Print or Type Name of Grantee or Authorized Representative  
**Paula Hammond**

Signature of Grantee or Authorized Representative

Grantee

402-460-9160  
Phone Number  
**1/5/2024**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt #3</b>	28 Recording Data <b>BL 2024, Pg 69</b>	



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	69	1/5/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000119100		4		4 08		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10010		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
395		11,655		12,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
Residential						Commercial								
<b>Multiple Improvements:</b>		Multiple Improvements :				Multiple Improvements :								
<b>Construction Date:</b>		Construction Date :				Construction Date : 1900								
<b>Floor:</b>		Floor Sq. Ft. :				Floor Sq. Ft. : 474								
<b>Building Cost New:</b>		Cost :				Cost : 70,650								
<b>Single Family Style:</b>		<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>								
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary: 384 Other1: Other2:								
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>								
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>						
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
QCD ; CANCEL CONTRACT														
<b>Comments from</b>						<b>Comments:</b>								
000119100														

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 1 Day 5 Yr. 2024		4 Date of Deed Mo. 1 Day 5 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paula Hammond and Roger Hammond Street or Other Mailing Address 737 W 4th Avenue City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin Thorman + Megan Street or Other Mailing Address 21140 Naivhu Rd City Ralston State NE Zip Code 68069			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$17,500

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

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

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

18 Address of Property  
201 East 4th Avenue  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The South part of Lots One (1), Two (2) and Three (3) (extending from the South edge of said Lots to a line eight (8) feet south of and parallel to the south side of the garage building located on the north part of Lots One (1) and Two (2), being approximately 34 feet more or less), in Block Two (2), Williams' Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed .....	22	\$	17,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	17,500.00

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

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

Justin Thorman  
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Phone Number  
115 72024

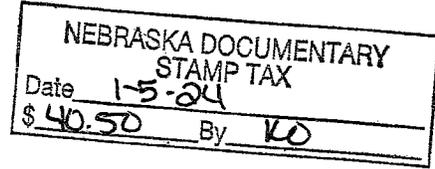
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 5 Yr. 24	27 Value of Stamp or Exempt Number \$40.50	28 Recording Data BL 2024 Pg 70	

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Jan A.D., 2024, at 2:36 o'clock P M. Recorded in Book 2024 on Page 70  
Abbey Harig County Clerk  
10.00 KO Deputy  
Ind Comp Assessor Carded



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

WARRANTY DEED

Paula Hammond and Roger Hammond, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Justin Thorman and Megan Thorman, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South part of Lots One (1), Two (2) and Three (3) (extending from the South edge of said Lots to a line eight (8) feet south of and parallel to the south side of the garage building located on the north part of Lots One (1) and Two (2), being approximately 34 feet more or less), in Block Two (2), Williams' Addition to Red Cloud, Webster County, Nebraska

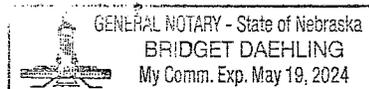
Grantors covenant, jointly and severally, with Grantees that Grantors:

- (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 January 5, 2024.

Paula Hammond Roger Hammond  
Paula Hammond Roger Hammond

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )



The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2024 by Paula Hammond and Roger Hammond, wife and husband.

Bridget Daebling  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	70	1/5/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000119100		5		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10010		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
395		11,655		12,050		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
Residential						Commercial								
<b>Multiple Improvements:</b>						Multiple Improvements. :								
<b>Construction Date:</b>						Construction Date : 1900								
<b>Floor:</b>						Floor Sq. Ft. : 474								
<b>Building Cost New:</b>						Cost : 70,650								
<b>Single Family Style:</b>						<b>Residential Condition:</b>								
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out								
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn								
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average								
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good								
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent								
(106) <input type="checkbox"/> Other														
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality:</b>								
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low								
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair								
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average								
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good								
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good								
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent								
(305) <input type="checkbox"/> Two Story Duplex														
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
000119100														
(Continue on back)														

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 18 Yr. 24		4 Date of Deed Mo. 01 Day 05 Yr. 24	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles E and Barbra J Lewis Street or Other Mailing Address 141 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (402) 768-8291 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alley Cats Bowling, LLC Don + Tami Mullen Street or Other Mailing Address 129 E 4th Ave City Red Cloud State NE Zip Code 68970 Phone Number (719) 600-8543 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$30,000

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

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

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

18 Address of Property  
129 E 4th Ave  
Red Cloud, NE

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

18a  No address assigned 18b  Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	60,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	30,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	30,000.00

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

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

sign here

Kory McCracken  
Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613  
Phone Number

1/8/24  
Date

26 Date Deed Recorded Mo. 1 Day 8 Yr. 2024		27 Value of Stamp or Exempt Number \$ 67.50		28 Recording Data BK 2024, Pg 74		For Dept. Use Only	
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Grantee—Retain a copy of this document for your records.

Lots Two (2), Three (3) and the West Four feet (W4') of Lot Four (4), Block One (1), William's Addition to Red Cloud, Webster County, Nebraska

## PERSONAL PROPERTY

### Appliances and Equipment:

Ice Machine  
Fryer  
Grill  
2 Refrigerator/Freezers  
2 Drink coolers  
Stainless double-door cooler  
3 Freezers  
Tools

### Kitchenware:

Silverware  
Plates  
Coffee Cups  
Pots & Pans  
Utensils

### Seating:

6 Round tables and chairs  
3 8' tables and chairs  
6 Table/bench combos

### Bowling Materials:

Bowling balls  
Shoes and accessories

### Food Inventory:

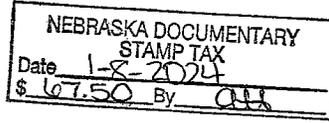
Food and Soda

### Beer Inventory (as of December 13, 2023):

Beer	Total	Ounces
3 cases Coors Light + 7	79	12 oz bottles
2 15-pack Coors Banquet + 9	39	12 oz bottles
1 case Angry Orchard + 12	36	12 oz bottles
2 cases Miller Lite bottles + 3	51	12 oz bottles
1 case Mike's Hard Lemonade + 3	27	12 oz bottles
1 12-pack Mike's Hard Black Cherry + 3	15	12 oz bottles
3 12-pack Busch Light bottles + 7	43	12 oz bottles
2 30-pack Busch Light cans + 7	67	12 oz cans
1 case Budweiser bottles + 8	32	12 oz bottles
2 24-pack Michelob Ultra cans	48	12 oz cans
2 case Michelob Ultra bottles + 5	53	12 oz bottles
3 12-pack Budweiser Select 55 cans + 5	41	12 oz cans

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<sup>th</sup> day of January, A.D., 2024, at 11:05 o'clock A.M. Recorded in Book 2024 on Page 74  
Abbey Hong County Clerk  
\$10.00 Deputy  
ind. Comp Assessor Carded



**WARRANTY DEED**

Charles E. Lewis and Barbra J. Lewis, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Alley Cats Bowling, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Two (2), Three (3) and the West Four feet (W4') of Lot Four (4), Block One (1), William'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.

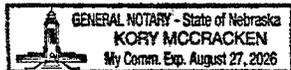
Executed January 5, 2024.

Charles E. Lewis  
Charles E. Lewis

Barbra J. Lewis  
Barbra J. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 5, 2024, by Charles E. Lewis and Barbra J. Lewis, husband and wife.



Comm. expires \_\_\_\_\_

Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	74	1/8/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000118600		6		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10010		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
900		46,485		47,385		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date : 1955
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. : 6,336
<b>Building Cost New:</b>	Cost :	Cost : 553,385
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 306 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 20 Condition: 20</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000118600	

(Continue on back)

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

Seller: LEWIS, CHARLES E & BARBRA J  
Buyer: MULLEN, DON & TAMI %  
Parcel ID: 000118600  
Additional Parcels:  
Book: 2024 Page: 74  
Sale Date: 01/08/2024 Price: \$60,000.00  
Legal Description: LOTS 2 & 3 & WEST 4' LOT 4 BLOCK 1 WILLIAM'S ADDITION RED CLOUD

**Commercial**

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

(SELLER/BUYER) What was the total purchase price? \$ 60,000.00

(SELLER/BUYER) Was any personal property (equipment, furniture, inventory, machinery, etc.) included in the sale price?  Yes \_\_\_ No  
If yes, what was the personal property involved kitchen equipment inventory  
Bowling equipment

(SELLER/BUYER) If personal property was involved; what was the dollar amount of the personal property that was included in the purchase price? \$ 30,000.00

(BUYER) Will you continue to use this property for Commercial use?  Yes \_\_\_ No  
If no, please explain \_\_\_\_\_

(SELLER) If this property produces income, what rent has been charged for it in each of the past five years? \_\_\_\_\_

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

(SELLER/BUYER) Were any changes made to the property either before or after the sale (new roof on building, additions to buildings, or removal of building)? \_\_\_ Yes  No  
If yes, please explain \_\_\_\_\_

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

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

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

Seller: LEWIS, CHARLES E & BARBRA J  
Buyer: MULLEN, DON & TAMI %  
Parcel ID: 000118600  
Additional Parcels:  
Book: 2024 Page: 74  
Sale Date: 01/08/2024 Price: \$60,000.00  
Legal Description: LOTS 2 & 3 & WEST 4' LOT 4 BLOCK 1 WILLIAM'S ADDITION RED CLOUD

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

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

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

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

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

(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property?  Yes \_\_\_ NO  
if yes, please explain He is our Pastor

(BUYER) Do you own other property nearby, and if so did it influence the price you paid?  
\_\_\_ Yes  No  
If yes, please explain \_\_\_\_\_

(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Location, Type of Business, Buildings, Land, or Other  
If other, please explain \_\_\_\_\_

(SELLER/BUYER) Did the sale price include the value of the business (Blue Sky)?  Yes \_\_\_ No  
If yes, what dollar amount was for the business (Blue Sky)? \$ 30,000 for building & business

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

Signature:

Don A Mullen

Phone#: 719-600-8543

Date: 01/11/24

# 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 <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>01</u> Day <u>06</u> Yr. <u>2024</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Luke A and Danielle Rasser</b> Street or Other Mailing Address <b>7200 Olive Creek Road</b> City <b>Firth</b> State <b>NE</b> Zip Code <b>68358</b> Phone Number <b>(402) 746-4451</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>RBF, LLC</b> Street or Other Mailing Address <b>7200 Olive Creek Road</b> City <b>Firth</b> State <b>NE</b> Zip Code <b>68358</b> Phone Number <b>(402) 746-4451</b> Email Address <b>N/A</b>	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$108,000**

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

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

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

18 Address of Property  
**Rural, Webster County, 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 East Half of the Southeast Quarter (E½SE¼) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded in Book 29, page 491.**

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

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

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

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

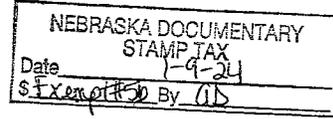
**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
**David B. Garwood** Attorney Jan 6, 2024  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>9</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK 2024, Pg 116</u>

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 116

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of Jan A.D., 2024, at 3:06 o'clock P.M. Recorded in Book 2024 on Page 116  
Abbey Hargis County Clerk  
ID:00 AS Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



**WARRANTY DEED**

Luke A. Rasser and Danielle Rasser, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), receipt of which is hereby acknowledged, convey to RBF, LLC, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southeast Quarter (E½SE¼) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded in Book 29, page 491.

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 January 6, 2024

\_\_\_\_\_  
Luke A. Rasser

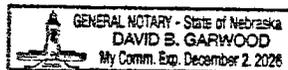
\_\_\_\_\_  
Danielle Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 6, 2024, by Luke A. Rasser and Danielle Rasser, husband and wife.

Comm. expires 12-2-26

\_\_\_\_\_  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	116	1/6/2024	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001504401	7	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	33	4	65112	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
107,935		107,935		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	34.340	48,075						
1A				1G								
2A1				2G1	41.820	58,550						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	1.310	1,310						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>77.470</b>	<b>107,935</b>						
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER TO FAMILY LLC	
<b>Comments from</b>	<b>Comments:</b>
001504401	

(Continue on back)

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 1 Day 12 Yr. 2024		4 Date of Deed Mo. 1 Day 12 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Willie J. Mohlman, PR of Est of Thomas L. Mohlman Street or Other Mailing Address 341 E 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9052 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin R. Hobbs Street or Other Mailing Address 406 E 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0433 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$45,000

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

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

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

18 Address of Property  
343 W 9th Avenue  
Red Cloud, NE

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Smith & Moore' s Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed .....	22	\$	45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	45,000.00

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

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

sign here

Benjamin R. Hobbs (402) 746-0433  
Print or Type Name of Grantee or Authorized Representative Phone Number

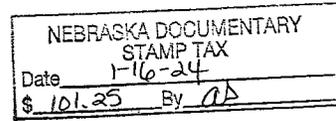
*Benjamin R. Hobbs* Grantee  
Signature of Grantee or Authorized Representative Title  
1/12/2024  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 16 Yr. 24	27 Value of Stamp or Exempt Number \$ 101.25	28 Recording Data BK2024 Pg 142	

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Jan A.D., 2024, at 9:47 o'clock A.M. Recorded in Book 2024 on Page 142  
Abbey Haring County Clerk  
AD Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



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

**PERSONAL REPRESENTATIVE'S DEED**

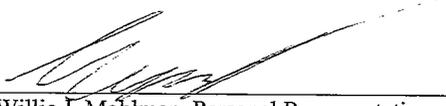
Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEE, Benjamin R. Hobbs, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

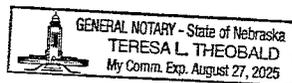
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

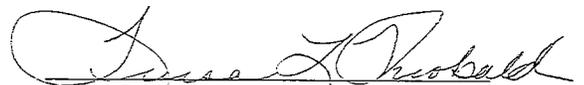
Executed January 12, 2024.

  
Willie J. Mohlman, Personal Representative  
the Estate of Thomas L. Mohlman, Deceased

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on January 12, 2024, by Willie J. Mohlman, Personal Representatives of the Estate of Thomas L. Mohlman, Deceased.



  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	142	1/12/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000130600		8		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value :						4371			00	0	10020		017	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,185		55,770		57,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
Residential						Commercial								
<b>Multiple Improvements:</b>		Multiple Improvements :				Multiple Improvements :								
<b>Construction Date:</b>		Construction Date : 1890				Construction Date :								
<b>Floor:</b>		Floor Sq. Ft. : 1,032				Floor Sq. Ft. :								
<b>Building Cost New:</b>		Cost : 113,540				Cost :								
<b>Single Family Style: 101</b>		<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>								
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:								
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>								
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>						
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
PERSONAL REP DEED														
<b>Comments from</b>						<b>Comments:</b>								
000130600														

(Continue on back)

72540  
73030

# Real Estate Transfer Statement

320

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 29 Yr. 2023		4 Date of Deed Mo. 12 Day 22 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Kuhlman, Succ. Tr. of the Verlyn I. L'Heureux Rev. Street or Other Mailing Address 2900 S. 79th Street City Lincoln State NE Zip Code 68506				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Genereux Heritage Farms, LLC, a Nebraska Limited Liability Co. Street or Other Mailing Address P.O. Box 336 City Campbell State NE Zip Code 68932			
Phone Number (402) 475-8230		Phone Number (402) 746-4080		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N.A.				Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$2,182,000

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

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

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

18 Address of Property

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
See Exhibit "A"

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

22 Total purchase price, including any liabilities assumed .....	22	\$	2,182,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	2,182,000	00

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

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

sign here Danielle L. Kelley  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Closing Department Manager  
 Title  
 (402) 463-4198  
 Phone Number  
 12-29-2023  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 29 Yr. 23	27 Value of Stamp or Exempt Number \$ 4909.50	28 Recording Data BK 2023 Pg 2453

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

**Exhibit "A"**

**Tract No. 2:**

The Northeast Quarter (NE¼) of Section Six (6), township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**Tract No. 3:**

The North Half (N½) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/29/23  
\$4909.50 By AS

**Bk 2023, Pg 2453**

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of December A.D., 2023, at 04:05 o'clock PM. Recorded in Book 2023 on Pages 2453-2454

*Atty. General* County Clerk  
Fee: \$16.00 By: AS Deputy  
Electronically Recorded

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

## Warranty Deed

The Grantor, **KENNETH KUHLMAN, SUCCESSOR TRUSTEE OF THE VERLYN I. L'HEUREUX REVOCABLE TRUST, AS AMENDED AND RESTATED**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **GENEREUX HERITAGE FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Tract No. 1:**

The North Half (N½) of Section Nine (9), Township Four (4) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska.

**Tract No. 2:**

The Northeast Quarter (NE¼) of Section Six (6), township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**Tract No. 3:**

The North Half (N½) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is 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) 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.

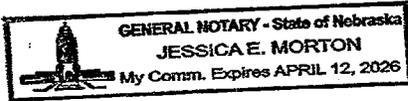
Executed December 22, 2023.

**VERLYN I L'HEUREUX REVOCABLE TRUST,  
AS AMENDED AND RESTATED**

By: Kenneth Kuhlman  
**Kenneth Kuhlman, Successor Trustee**

STATE OF NEBRASKA }  
COUNTY OF LANCASTER } ss

On this 22nd day of December, 2023, before me personally appeared **Kenneth Kuhlman, Successor Trustee of Verlyn I. L'Heureux Revocable Trust, as Amended and Restated.**



Jessica E. Morton  
Notary Public - Jessica E. Morton

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2453	12/29/2023	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002400400	320	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	6	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,278,595		1,278,595		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	9.200	50,050		GRASSLAND 1G1	56.530	79,140						
1A	47.800	260,030		1G	7.500	10,500						
2A1				2G1	7.600	10,640						
2A	29.900	156,380		2G	0.700	980						
3A1				3G1								
3A				3G								
4A1				4G1								
4A	25.400	126,745		4G	37.250	37,250						
DRYLAND 1D1	7.100	18,460		Shelterbelt/Timber								
1D	155.320	403,830		Accretion								
2D1				Waste	14.840	4,155						
2D	22.600	51,645		Other								
3D1	2.000	4,570		<b>AG LAND TOTAL</b>	<b>463.140</b>	<b>1,278,595</b>						
3D				Roads	8.000							
4D1	2.600	4,240		Farm Sites								
4D	36.800	59,980		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>8.000</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
002400400 002403800	
(Continue on back)	

73735

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

319

FORM 521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 29 Yr. 2023	4 Date of Deed Mo. 12 Day 22 Yr. 2023
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Kuhlman, Succ. Tr. of the Verlyn I. L'Heureux Rev., Street or Other Mailing Address 2900 S. 79th Street City Lincoln State NE Zip Code 68506 Phone Number (402) 475-8230 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Genereux Farm, Inc., a Nebraska Corporation Street or Other Mailing Address P.O. Box 336 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4080 Email Address N.A.	
--	--	---	--

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$784,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No
---	---

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Southwest Quarter (SW¼) of Section Twenty-six (26), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	784,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	784,000.00

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

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

sign here Danielle L. Kelley  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative

Closing Department Manager  
Title

(402) 463-4198  
Phone Number  
12-29-2023  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 29 Yr. 23	27 Value of Stamp or Exempt Number \$ 1764.00	28 Recording Data BK2023, Pg 2451

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

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/29/23  
\$1764.00 By AS

**Bk 2023, Pg 2451**

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 29 day  
of December A.D., 2023, at 04:05  
o'clock PM. Recorded in Book 2023  
on Pages 2451-2452

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

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

## Warranty Deed

The Grantor, **KENNETH KUHLMAN, SUCCESSOR TRUSTEE OF THE VERLYN I. L'HEUREUX REVOCABLE TRUST, AS AMENDED AND RESTATED**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **GENEREUX FARM, INC., A NEBRASKA CORPORATION**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Tract No. 1:**

The South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-three (23), Township Four (4) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska,

EXCEPT Koch Russian Town Cemetery;

AND EXCEPT that portion conveyed to the State of Nebraska for road purposes, as shown in Warranty Deed recorded March 26, 1960 in Book 78, Page 245 and as shown in Return of Appraisers recorded January 14, 1965 in Misc. Book 17, Page 486, all in the real estate records for Franklin County, Nebraska.

**Tract No. 2:**

The Southwest Quarter (SW¼) of Section Twenty-six (26), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is 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) 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 22, 2023.

**VERLYN I. L'HEUREUX REVOCABLE TRUST,  
AS AMENDED AND RESTATED**

By: *Kenneth Kuhlman*  
**Kenneth Kuhlman, Successor Trustee**

STATE OF NEBRASKA }  
COUNTY OF LANCASTER } ss

On this 22nd day of December, 2023, before me personally appeared **Kenneth Kuhlman, Successor Trustee of Verlyn I. L'Heureux Revocable Trust, as amended and restated.**



*J. Morton*  
Notary Public - Jessica E. Morton

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2451	12/29/2023	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002503700		319		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	26	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
368,605				368,605		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	3.000		4,200				
	1A						1G	23.000		32,200				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	110.000		286,000		Shelterbelt/Timber								
	1D	12.000		31,200		Accretion								
	2D1					Waste								
	2D	3.000		6,855		Other								
	3D1					<b>AG LAND TOTAL</b>		<b>156.000</b>		<b>368,605</b>				
	3D					Roads		4.000						
	4D1	5.000		8,150		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>4.000</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
002503700	

(Continue on back)

Real Estate Transfer Statement

318

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

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

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

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate, 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

sign here, Kory McCracken, Attorney, 12/27/23

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate, 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

sign here, Kory McCracken, Attorney, 12/27/23

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate, 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>) of Section Nine (9), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, containing approximately 32 acres, plus or minus, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D, page 248, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company, and EXCEPT any portion of the property conveyed by warranty deed to Nancy Stafford and recorded in Book 2018, page 300, of the records of Webster County, Nebraska.

State of Nebraska }  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Dec A.D., 2023, at 3:42 o'clock P.M. Recorded in Book 2023 on Page 2441  
Abbey Harig County Clerk  
10.00  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-27-23  
\$ 2.25 By KS

**JOINT TENANCY WARRANTY DEED**

Michael L. Hynek and Cailie Hynek, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Eric C. Heller and Sandee M. Heller, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW¼NE¼) of Section Nine (9), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, containing approximately 32 acres, plus or minus, EXCEPT any portion of the property lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D, page 248, conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company, and EXCEPT any portion of the property conveyed by warranty deed to Nancy Stafford and recorded in Book 2018, page 300, of the records of 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.

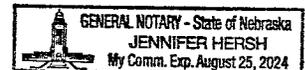
Executed January 5, 2022.

Michael L. Hynek  
Michael L. Hynek

Cailie Hynek  
Cailie Hynek

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 5, 2022, by Michael L. Hynek and Cailie Hynek, husband and wife.



Comm. expires August 25, 2024

Jennifer Hersh  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2441	12/27/2023	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001004103		318		4 09		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
158,635				158,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: OTHER IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	0.610		3,320		GRASSLAND	1G1	0.080		110				
	1A	28.120		152,970			1G	2.590		1,295				
	2A1						2G1	0.670		940				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>32.070</b>		<b>158,635</b>				
	3D					Roads		0.710						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>0.710</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; RETURN TO ORIGINAL OWNER	
<b>Comments from</b>	<b>Comments:</b>
001004103	

(Continue on back)

# Real Estate Transfer Statement

317

FORM  
521

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 12 Day 18 Yr. 2023		Mo. 12 Day 18 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Estate of Marlene J. Meents-Please see attached Addendum				Grantee's Name (Buyer) Please see attached addendum			
Street or Other Mailing Address				Street or Other Mailing Address			
City		State		City		State	
Zip Code				Zip Code			
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Buyer  Seller  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$2,000,006

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

All properties are rural properties

18a  No address assigned 18b  Vacant land

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

Todd Meents  
1937 Hwy 4  
Blue Hill, NE 68930

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

Please see attached Exhibit A

21 If agricultural, list total number of acres transferred in this transaction 413.40

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

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

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

Michael E. Sullivan (402) 462-2119  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*[Signature]* Attorney for Grantee 12-22-2023  
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. 12 Day 26 Yr. 23	\$ Exempt #15	BK 2023, Pg 2432	

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

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Estate of Marlene J. Meents

5. Grantor's Name, Address, and Telephone

Todd Meents  
Co-Personal Representative of the Estate of Marlene J. Meents  
1937 Hwy 4  
Blue Hill, NE 68930  
Phone Number: 402-984-7539  
Email Address: gmom.lori@gmail.com

Michael D. Meents  
Co-Personal Representative of the Estate of Marlene J. Meents  
1507 Stagecoach Rd.  
Grand Island, NE 68801  
Phone Number: 308-383-4211  
Email Address: mdmpestcontrol@gmail.com

6. Grantee's Name, Address, and Telephone

Todd Meents  
1937 Hwy 4  
Blue Hill, NE 68930  
Phone Number: 402-984-7539  
Email Address: gmom.lori@gmail.com

Bradley Meents  
11301 Hambright Rd.  
Huntersville, NC 28078  
Phone Number: 828-301-3374  
Email Address: bradleymeents@gmail.com

Michael D. Meents  
1507 Stagecoach Rd.  
Grand Island, NE 68801  
Phone Number: 308-383-4211  
Email: mdmpestcontrol@gmail.com

Tamara J. McHargue  
1765 Blackhawk Drive  
Lincoln, NE 68521  
Phone Number: 402-440-9940  
Email Address: [mcharguet@gmail.com](mailto:mcharguet@gmail.com)

Joni L. Learch  
19264 Woolworth Ave.  
Omaha, NE 68130  
Phone Number: 402-305-0624  
Email Address: [jonilearch@gmail.com](mailto:jonilearch@gmail.com)

14. What is the current market value of the real property:

The Southeast Quarter (SE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; \$ 672,000.00

The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, etc; \$ 552,000.00

The Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, etc; and \$ 782,000.00

Lot Seven (7) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

Lot Eight (8) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Total \$2,006,000.00

EXHIBIT "A"

**The Southeast Quarter (SE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;**

**The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** Commencing at the northeast corner of said Northeast Quarter (NE1/4), this being the True Place of Beginning: thence S00°00'00"W (assumed bearing) along the east line of said Northeast Quarter (NE1/4) a distance of 2584.84 feet to the southeast corner of said Northeast Quarter (NE1/4); thence S89°43'41"W along the south line of said Northeast Quarter (NE1/4) a distance of 845.73 feet; thence N00°09'41"E a distance of 588.85 feet; thence N63°11'52"W a distance of 372.78 feet; thence N24°06'39"E a distance of 912.92 feet; thence N01°11'07"E a distance of 527.20 feet; thence N89°31'58"W a distance of 281.04 feet; thence S37°38'23"W a distance of 687.36 feet; thence N36°15'05"W a distance of 486.76 feet; thence N03°24'24"E a distance of 637.42 feet to the north line of said Northeast Quarter (NE1/4); thence S89°29'55"E along said north line a distance of 1743.78 feet to the place of beginning, containing 68.09 acres, of which 3.28 acres contained within the north and east 33.00 feet thereof is presently being occupied by a public road;

**The Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** With reference to the Northwest corner of said SW1/4; thence running on an assumed bearing of S89°34'12"E on the north line of said SW1/4 for a distance of 682.08 feet to the actual Point of Beginning; thence continuing S89°34'12"E on the North line of said SW1/4 for 557.44 feet; thence S00°25'48"W for 60.00 feet; thence N89°34'12"W for 542.06 feet; thence N13°56'36"W for 61.94 feet to the Point of Beginning, said tract containing 0.757 acres more or less;

**Lot Seven (7) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;**

**Lot Eight (8) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** With reference to the Southwest corner of said Northwest Quarter (NW1/4); thence running on an assumed bearing of S89°34'12"E on the South line of said Northwest Quarter (NW1/4) for a distance of 1099.51 feet to the Southwest corner of said Lot 8, the Actual Point of Beginning; thence continuing S89°34'12"E on the South line of said NW1/4, also being the South line of said Lot 8 for 140.00 feet; thence N00°00'00"E for 111.57 feet to a point on the North line of said Lot 8, also being the South line of the abandoned Burlington Northern Inc. right-of-way, thence Westerly on a 5879.65 foot radius curve to the right on the North line of said Lot 8 for 140.02 feet to the Northwest corner thereof, the chord of said curve bearing S89°05'23"W for 140.01 feet; thence S00°00'00"E on the West line of said Lot 8 for 108.30 feet to the Point of Beginning, said tract containing 0.353 acres more or less;

and

**Lot Ten (10) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** With reference to the Southwest corner of said NW1/4, thence running on an assumed bearing of S89°34'12"E on the South line of said NW1/4 for a distance of 682.08 feet to the actual Point of Beginning; thence continuing S89°34'12"E on the South line of said NW1/4 for 54.92 feet to the Southwest corner of Lot 9 in the Northwest Quarter (NW1/4) of said Section 29; thence N00°00'00"E on the West line of said Lot 9 for 115.31 feet to the Northwest corner thereof, said point being on the South line of the abandoned Burlington Northern, Inc. right-of-way; thence Westerly on a 5879.65 foot radius curve to the right on said Burlington Northern right-of-way for a distance of 85.00 feet; the chord to said curve bearing N86°16'47"W for 85.00 feet; thence S13°56'36"E for 124.07 feet to the Point of Beginning, said tract containing 0.188 acres more or less.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/26/23  
\$ Ex015 By AH

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of December A.D., 2023, at 10:48 o'clock AM. Recorded in Book 2023 on Pages 2432-2435

*Attest*

County Clerk

Fee: \$28.00 By: AH Deputy  
Electronically Recorded

Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

**DEED OF DISTRIBUTION  
BY  
CO-PERSONAL REPRESENTATIVES**

Todd Meents and Michael D. Meents, Co-Personal Representatives of the Estate of Marlene J. Meents, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTORS, convey and release unto **Todd Meents, Bradley Meents, Michael D. Meents, Tamara J. McHargue, and Joni L. Learch**, in equal shares, GRANTEES, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

See attached Exhibit "A",

subject to easements and restrictions of record. GRANTORS have determined that GRANTEES are the persons entitled to distribution of the real estate from said estate. GRANTORS covenant with GRANTEES that GRANTORS have legal power and lawful authority to convey and release the same.

Executed: December 18<sup>th</sup>, 2023.

*Todd A. Meents*

*Michael D. Meents*

Todd Meents, Co-Personal Representative

Michael D. Meents, Co-Personal Representative

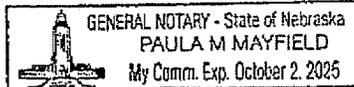
STATE OF NEBRASKA )

) ss:

COUNTY OF HALL )

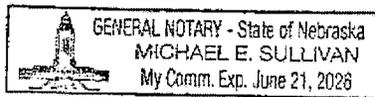
The foregoing instrument was acknowledged before me on December 18, 2023 by Michael D. Meents, Co-Personal Representative of the Estate of Marlene J. Meents, Deceased.

*Paula M. Mayfield*  
Notary Public - Paula M. Mayfield



STATE OF NEBRASKA        )  
  ) ss:  
COUNTY OF ADAMS        )

The foregoing instrument was acknowledged before me on December 19, 2023 by Todd Meents, Co-Personal Representative of the Estate of Marlene J. Meents, Deceased.



  
\_\_\_\_\_  
Notary Public – Michael E. Sullivan

## EXHIBIT "A"

**The Southeast Quarter (SE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;**

**The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** Commencing at the northeast corner of said Northeast Quarter (NE1/4), this being the True Place of Beginning: thence S00°00'00"W (assumed bearing) along the east line of said Northeast Quarter (NE1/4) a distance of 2584.84 feet to the southeast corner of said Northeast Quarter (NE1/4); thence S89°43'41"W along the south line of said Northeast Quarter (NE1/4) a distance of 845.73 feet; thence N00°09'41"E a distance of 588.85 feet; thence N63°11'52"W a distance of 372.78 feet; thence N24°06'39"E a distance of 912.92 feet; thence N01°11'07"E a distance of 527.20 feet; thence N89°31'58"W a distance of 281.04 feet; thence S37°38'23"W a distance of 687.36 feet; thence N36°15'05"W a distance of 486.76 feet; thence N03°24'24"E a distance of 637.42 feet to the north line of said Northeast Quarter (NE1/4); thence S89°29'55"E along said north line a distance of 1743.78 feet to the place of beginning, containing 68.09 acres, of which 3.28 acres contained within the north and east 33.00 feet thereof is presently being occupied by a public road;

**The Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** With reference to the Northwest corner of said SW1/4; thence running on an assumed bearing of S89°34'12"E on the north line of said SW1/4 for a distance of 682.08 feet to the actual Point of Beginning; thence continuing S89°34'12"E on the North line of said SW1/4 for 557.44 feet; thence S00°25'48"W for 60.00 feet; thence N89°34'12"W for 542.06 feet; thence N13°56'36"W for 61.94 feet to the Point of Beginning, said tract containing 0.757 acres more or less;

**Lot Seven (7) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;**

**Lot Eight (8) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** With reference to the Southwest corner of said Northwest Quarter (NW1/4); thence running on an assumed bearing of S89°34'12"E on the South line of said Northwest Quarter (NW1/4) for a distance of 1099.51 feet to the Southwest corner of said Lot 8, the Actual Point of Beginning; thence continuing S89°34'12"E on the South line of said NW1/4, also being the South line of said Lot 8 for 140.00 feet; thence N00°00'00"E for 111.57 feet to a point on the North line of said Lot 8, also being the South line of the abandoned Burlington Northern Inc. right-of-way, thence Westerly on a 5879.65 foot radius curve to the right on the North line of said Lot 8 for 140.02 feet to the Northwest corner thereof, the chord of said curve bearing S89°05'23"W for 140.01 feet; thence S00°00'00"E on the West line of said Lot 8 for 108.30 feet to the Point of Beginning, said tract containing 0.353 acres more or less;

and

**Lot Ten (10) in the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract of land described as follows:** With reference to the Southwest corner of said NW1/4, thence running on an assumed bearing of S89°34'12"E on the South line of said NW1/4 for a distance of 682.08 feet to the actual Point of Beginning; thence continuing S89°34'12"E on the South line of said NW1/4 for 54.92 feet to the Southwest corner of Lot 9 in the Northwest Quarter (NW1/4) of said Section 29; thence N00°00'00"E on the West line of said Lot 9 for 115.31 feet to the Northwest corner thereof, said point being on the South line of the abandoned Burlington Northern, Inc. right-of-way; thence Westerly on a 5879.65 foot radius curve to the right on said Burlington Northern right-of-way for a distance of 85.00 feet; the chord to said curve bearing N86°16'47"W for 85.00 feet; thence S13°56'36"E for 124.07 feet to the Point of Beginning, said tract containing 0.188 acres more or less.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2023	2432	12/18/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001314300	317	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	29	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
714,245		714,245		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:				
IRRIGATED 1A1				GRASSLAND 1G1	147.450		206,430					
1A				1G	19.390		27,145					
2A1				2G1	20.640		28,895					
2A				2G								
3A1				3G1	22.890		32,045					
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	27.330		71,060	Accretion								
2D1	4.600		11,960	Waste	0.280		140					
2D	27.990		63,960	Other								
3D1	82.760		189,105	<b>AG LAND TOTAL</b>	<b>404.560</b>		<b>714,245</b>					
3D				Roads	8.840							
4D1				Farm Sites								
4D	51.230		83,505	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>	<b>8.840</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
DEED OF DISTRIBUTION; BETWEEN PARENT & CHILDREN	
<b>Comments from</b>	<b>Comments:</b>
001314300 001314801 001315000	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

314

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 \_\_\_\_\_  
 Select County & County Number \_\_\_\_\_

3 Date of Sale/Transfer Mo. 12 Day 20 Yr. 2023 4 Date of Deed Mo. 12 Day 20 Yr. 2023

5 Grantor's Name, Address, and Telephone (Please Print)  
 Grantor's Name (Seller) Robert D Potter + Kayleen D Potter  
 Street or Other Mailing Address PO Box 32  
 City Wilcox State NE Zip Code 68982  
 Phone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
 Grantee's Name (Buyer) Webster County, NE  
 Street or Other Mailing Address 621 N Cedar St  
 City Red Cloud State NE Zip Code 68970  
 Phone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Is the grantee a 501(c)(3) organization? Yes  No   
 If Yes, is the grantee a 509(a) foundation? Yes  No

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

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes  No   
 10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

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

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

14 What is the current market value of the real property? \$1750  
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes  No

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

18 Address of Property \_\_\_\_\_  
 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as grantee  
 18a  No address assigned 18b  Vacant land

20 Legal Description Block 9 Original Town Cowles

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

sign here Carla Jameson Print or Type Name of Grantee or Authorized Representative  
Carla Jameson Signature of Grantee or Authorized Representative  
Deputy Assessor Title  
 Phone Number 12/20/2023 Date

Register of Deed's Use Only  
 26 Date Deed Recorded Mo. 12 Day 22 Yr. 23 27 Value of Stamp or Exempt Number \$ Exempt #2 28 Recording Data BK 2023, Pg 2431  
 Nebraska Department of Revenue For Dept. Use Only



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2431	12/20/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000802800		316		4 06		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373			00	0	50005		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,490		260		1,750		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: COWLES (COW)						A) 1	B) 01	C) 1	D) 1	E) 8	F) 3			

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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD ; TRANSFER TO COUNTY	
<b>Comments from</b>	<b>Comments:</b>
000802800	

(Continue on back)

# Real Estate Transfer Statement

315

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>15</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>07</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Robert A. Malesker and Cynthia A. Malesker</b> Street or Other Mailing Address <b>321 N. Clay Ave.</b> City <b>Clay Center</b> State <b>NE</b> Zip Code <b>68933</b> Phone Number <b>(402) 469-0386</b> Email Address <b>N.A.</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Tristan A. Krueger and Hailey J. Kort</b> Street or Other Mailing Address <b>406 W. Saline St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-0730</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N.A.</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$180,000**

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

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

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

18 Address of Property  
**406 W. Saline St.  
Blue Hill, NE 68930**

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.**

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

22 Total purchase price, including any liabilities assumed	22	\$	180,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	180,000.00

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

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

**sign here**

**Danielle L. Kelley**  
Print or Type Name of Grantee or Authorized Representative

*Danielle L. Kelley*  
Signature of Grantee or Authorized Representative

**Closing Department Manager**  
Title

**(402) 463-4198**  
Phone Number

**12-15-2023**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>18</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number <b>\$ 405.00</b>	28 Recording Data <b>BK 2023, Pg 2397</b>	

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

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/18/23  
\$ 405.00 By AS

Bk 2023, Pg 2397

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of December A.D., 2023, at 12:57 o'clock PM. Recorded in Book 2023 on Page 2397

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

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

**Warranty Deed**

The Grantors, **ROBERT A. MALESKER AND CYNTHIA A. MALESKER, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **TRISTAN A. KRUEGER AND HAILEY J. KORT**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.**

GRANTORS covenant with GRANTEES that GRANTORS:

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

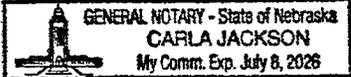
Executed 12-7-2023

*Robert A. Malesker*  
\_\_\_\_\_  
Robert A. Malesker

*Cynthia A. Malesker*  
\_\_\_\_\_  
Cynthia A. Malesker

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 7th day of December, 2023, before me personally appeared **Robert A. Malesker and Cynthia A. Malesker**.



*Carla Jackson*  
\_\_\_\_\_  
Notary Public - *Carla Jackson*

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2397	12/15/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000315500		315		1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
5,805		82,770		88,575		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1890	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,164	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 148,210	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**

WD

**Comments from**

**Comments:**

000315500

(Continue on back)

# Real Estate Transfer Statement

314

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 <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>13</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>13</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Beverly J. Petersen</b> Street or Other Mailing Address <b>P.O. Box 475</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2034</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Beverly J. Petersen, as Trustee of the Beverly J. Petersen Trust U/A dated December 13, 2023.</b> Street or Other Mailing Address <b>P.O. Box 475</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2034</b> Email Address <b>n/a</b>			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$172,095**

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

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

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

18 Address of Property  
**203 West Nehama St.  
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Beverly J. Petersen  
P.O. Box 475  
Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lots Three (3) and Four (4), Block Three (3), Grusel's Subdivision of Rohrer's Addition, a/k/a Grusel's Addition to the Village of Blue Hill, Webster County, Nebraska.**

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

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

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

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

**sign here** Beverly J. Petersen (402) 756-2034

Print or Type Name of Grantee or Authorized Representative Phone Number

*Beverly J. Petersen* Grantee 12/13/2023

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>14</u> Yr. <u>23</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2023, pg 2394</u>	

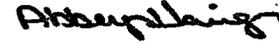
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/14/23  
\$ Ex004 By AS

**Bk 2023, Pg 2394**

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of December A.D., 2023, at 02:11 o'clock PM. Recorded in Book 2023 on Pages 2394-2396



County Clerk

Fee: \$22.00 By: AS Deputy  
Electronically Recorded

AFTER RECORDING RETURN TO:

Patrick K. Kenney  
Dvorak Law Group, LLC  
9500 W. Dodge Road, Suite 100  
Omaha, NE 68114

**WARRANTY DEED**

Beverly J. Petersen, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, conveys and demises to Beverly J. Petersen as Trustee, or any successor Trustee or Co-Trustee, of the Beverly J. Petersen Trust Agreement dated December 13, 2023, together with any amendments made thereto (collectively, "Grantee"), all of Grantor's right, title and interest in and to that certain real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, legally described in Exhibit "A" attached hereto and incorporated by reference herein.

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(4).

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seised 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.

**[Remainder of Page Intentionally Left Blank; Signature Page Follows]**

Executed this 13th day of December, 2023.

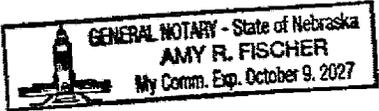
GRANTOR:

Beverly J. Petersen  
Beverly J. Petersen

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on December 13, 2023, by Beverly J. Petersen, Grantor.

Amy R. Fischer  
Notary Public



**EXHIBIT "A"**

**Legal Description of Property**

LOTS THREE (3) AND FOUR (4), BLOCK THREE (3), GRUSEL'S SUBDIVISION OF ROHRER'S ADDITION, A/K/A GRUSEL'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2023	2394	12/13/2023	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000326800		314		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035			003	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
4,080		186,325		190,405		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple. Improvements. :	Multiple. Improvements. :
<b>Construction Date:</b>	Construction Date : 2007	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,262	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 204,440	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 35</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**

WD ; TRANSFER TO TRUST

**Comments from**

**Comments:**

000326800

(Continue on back)