

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	147	1/18/2024	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000152200		9	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10065		002	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
1,510		920		2,430		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1890				Construction Date :					
Floor:				Floor Sq. Ft. : 795				Floor Sq. Ft. :					
Building Cost New:				Cost : 91,615				Cost :					
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from				Comments:									
000152200													

(Continue on back)

Real Estate Transfer Statement

Good Life. Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>18</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>01</u> Day <u>18</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Doug Pierce Street or Other Mailing Address 1705 K Street City Franklin State NE Zip Code 68939 Phone Number (916) 201-5600 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Isaias and Ivette F. Velasques Street or Other Mailing Address 41860 Road City Holbrook State NE Zip Code 68948 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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"/> 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 the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input 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?

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
**105 Seward Street
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots One (1), Two (2) and the North Twenty Feet (20') of Lot Three (3), Block Two (2), Railroad Addition to Red Cloud, Webster County, Nebraska; also known as 105 Seward Street.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	5,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	5,000	00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

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>18</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Recording Data <u>BK2024 Pg 147</u>

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Jan A.D., 2024 at 3:06
o'clock P.M. Recorded in Book 2024
on Page 147
Abbey Hing County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-18-24
\$ 11.25 By AD

JOINT TENANCY WARRANTY DEED

Doug Pierce, a single person, GRANTOR, in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Isaias Velasques and Ivette F. Velasques, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and the North Twenty Feet (20') of Lot Three (3), Block Two (2), Railroad Addition to Red Cloud, Webster County, Nebraska; also known as 105 Seward Street.

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 18, 2024

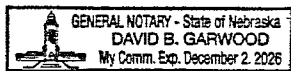
Doug Pierce
Doug Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 18, 2024, by Doug Pierce, a single person.

Comm. expires 12-3-2026

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	157	11/20/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000162600		10		1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10090		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
18,205		43,040		61,245		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) 5			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,388	Floor Sq. Ft. :
Building Cost New:	Cost : 185,750	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERSONAL REP WD	
Comments from	Comments:
000162600 000162601 001800600	
(Continue on back)	

Real Estate Transfer Statement

10

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. 11 Day 20 Yr. 2023		Mo. 12 Day ___ Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Randall J Goos & Becky A Lyon, Co-PR's Virgil Goos Estate				Grantee's Name (Buyer) Lonnie Schriener			
Street or Other Mailing Address 787 Road 800				Street or Other Mailing Address 1112 Road K			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number (402) 460-8881		Phone Number (402) 746-4458		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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 checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Buyer Seller No

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 118 S Webster St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 (See description 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	60,000.00

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

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

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

[Signature]
 Signature of Grantee or Authorized Representative

 Title

 Attorney

(402) 746-3613
 Phone Number

1-19-24
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 19 Yr. 24	27 Value of Stamp or Exempt Number \$ 135.00	28 Recording Data BK2024, Pg 157

A tract of land described as follows: A part of Annex Lot 17 and County Surveyors Lot 2, in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the quarter stone on the West side of Annex Lot 17, adjoining Highway 281; Thence South 300 feet; thence East 271.4 feet; thence South 10 feet; thence East 568.2 feet; thence North 310 feet; thence West 396.6 feet; thence North 300 feet; thence West 443 feet to a point on the West line of Annex Lot 17, 124.4 feet South of the Northwest corner of Annex Lot 17; thence South 300 feet, more or less, to the place of beginning.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Jan A.D., 2024, at 2:47 o'clock PM. Recorded in Book 2024 on Page 157.
Cathy Hain County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-19-24
\$ 135.00 By AS

**PERSONAL REPRESENTATIVE'S
WARRANTY DEED**

Randall J. Goos and Becky A. Lyon, Co-Personal Representatives of the Estate of Virgil A. Goos, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. 23-09; in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) received from GRANTEE, Lonnie Schriener, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land described as follows: A part of Annex Lot 17 and County Surveyors Lot 2, in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the quarter stone on the West side of Annex Lot 17, adjoining Highway 281; Thence South 300 feet; thence East 271.4 feet; thence South 10 feet; thence East 568.2 feet; thence North 310 feet; thence West 396.6 feet; thence North 300 feet; thence West 443 feet to a point on the West line of Annex Lot 17, 124.4 feet South of the Northwest corner of Annex Lot 17; thence South 300 feet, more or less, to the place of beginning;

subject to easements and restrictions of record.

GRANTORS covenant with GRANTEE that GRANTORS have legal power and lawful authority to convey the same.

Executed December 18, 2023.

ESTATE OF VIRGIL A. GOOS, DECEASED.

By Randall J. Goos
Randall J. Goos, Pers. Rep.

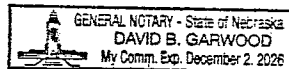
By: Becky A. Lyon
Becky A. Lyon, Pers. Rep.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 18, 2023, by Randall J. Goos and Becky A. Lyon, Co-Personal Representatives of the Estate of Virgil A. Goos, Deceased.

David B. Garwood
Notary Public

Comm. expires 12-2-2026



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	158	11/30/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000138200		11		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025			004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,310		26,915		29,225		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1895	Construction Date :
Floor:	Floor Sq. Ft. : 920	Floor Sq. Ft. :
Building Cost New:	Cost : 101,135	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
PERSONAL REP WD	
Comments from	Comments:
000138200	

(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. 11 Day 30 Yr. 2023		4 Date of Deed Mo. 12 Day 18 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Phillip Hester, PR Estate of Ronda Rue Hendrix Street or Other Mailing Address 7120 Top Rail Run City Fort Worth State TX Zip Code 76179 Phone Number (817) 688-4032 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) T & A Properties L.L.C. Street or Other Mailing Address 1601 E D Street City North Platte State NE Zip Code 60101-5772 Phone Number (308) 530-1576 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input 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 checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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?

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
429 W 5th Ave
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The East Two-thirds of the Southwest Quarter (E2/3SW¼) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

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

David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Jan 22, 2024 Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 22 Yr. 24	27 Value of Stamp or Exempt Number \$ 101.25	28 Recording Data BK2024, Pg 158

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Jan A.D., 2024, at 2:23 o'clock PM. Recorded in Book 2024 on Page 158
Abbey Harig County Clerk
D.O. O Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-22-24
\$ 101.25 By RS

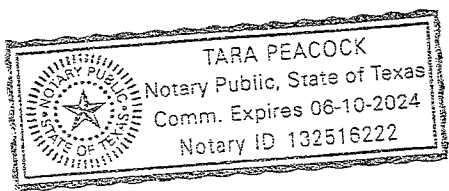
**PERSONAL REPRESENTATIVE'S
WARRANTY DEED**

Phillip Hester, Personal Representative of the Estate of Ronda Rue Hendrix, Deceased, in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00), and other valuable consideration, received from GRANTEE, T & A Properties, L.L.C., conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Two-thirds of the Southwest Quarter (E2/3SW¼) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska;

subject to easements and restrictions of record. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed December 18, 2023.



ESTATE OF RONDA RUE HENDRIX, DECEASED.

By: [Signature]
Phillip Hester, Personal Representative

STATE OF TEXAS, COUNTY OF TARRANT) ss.

The foregoing instrument was acknowledged before me on December 18, 2023, by Phillip Hester, Personal Representative of the Estate of Ronda Rue Hendrix, Deceased.

Comm. expires: 06/10/2024
[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	192	1/22/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002212000	12	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4493	1	12	32	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
566,505	19,955	586,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	27.800	38,920						
1A				1G	3.000	4,200						
2A1				2G1	20.000	28,000						
2A				2G	39.000	54,600						
3A1				3G1	7.000	9,800						
3A				3G	34.000	47,600						
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	94.000	244,400		Accretion								
2D1				Waste	15.000	4,200						
2D				Other								
3D1				AG LAND TOTAL	314.000	552,665						
3D				Roads	5.000							
4D1	32.200	52,485		Farm Sites	1.000	13,840						
4D	42.000	68,460		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		19,955		Non-AG TOTAL	6.000	13,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN FAMILY	
Comments from	Comments:
002212000 002212200	
(Continue on back)	

71525
71535

Real Estate Transfer Statement

12

• 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 22 Yr. 2024		4 Date of Deed Mo. 01 Day 22 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger Schuett, Personal Representative of the Estate of Street or Other Mailing Address 1344 4th Road Mildred E. Holtzen, Deceased City Chapman State NE Zip Code 68827 Phone Number (308) 380-1217 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Exhibit Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

11 Was ownership transferred in full? (If No, state the division.)
 Yes No Undivided 37% Interest to Grantees

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

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> No <input checked="" type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> 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?
\$299,700 (37% Interest)

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jeanette Talkington
856 Rd J
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE1/4) of Section Thirty-two (32), and the Southwest Quarter (SW1/4) of Section Thirty-Three (33), all in Township One (1) 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 320

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

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

Denise D. Myers, #20500 (308) 384-4440
Print or Type Name of Grantee or Authorized Representative Phone Number

Denise D. Myers Attorney at Law 01/24/24
Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 29 Yr. 24	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK 2024, Pg 192

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

Estate of Mildred E. Holtzen, Grantees Exhibit

An Undivided 37/1200 Interest granted to each of the following individuals:

Kenyon Schuett
2536 Folsom Lane
Morrisville, NC 27560
(919) 597-8932

Thomas L. Holtzen
W153 Oakwood Dr.
Delafield, WI 53018
(262) 212-0934

Tricia Bruha
7950 Creek View Dr
Lincoln, NE 68516
(402) 937-3968

Brad Talkington
1219 19th St.
Aurora, NE 68818
(402) 694-0219

Brad Holtzen
1212 H Road
York, NE 68467
(402) 631-8550

Roger Schuett
1344 4th Road
Chapman, NE 68827
(308) 380-1217

James Talkington
856 Road J
Red Cloud, NE 68970
Phone Unknown

Brian Talkington
1750 Ridgeway Court
Crete, NE 68333
(402) 310-7785

Rebecca Olson
34880 Snake River Pl
Fremont, CA 94555
(516) 209-7014

Jon Holtzen
703 Crown Ridge Dr.
Colorado Springs, CO 80904
(719) 651-5545

Daniel Talkington
856 Road J
Red Cloud, NE 68970
(510) 368-2559

Rick Holtzen
2909 Summit
Sioux City, IA 51104
(712) 490-9209

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/29/24
\$ Ex015 By AS

Bk 2024, Pg 192

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 January A.D., 2024, at 09:00 o'clock AM. Recorded in Book 2024 on Pages 192-193

Abbey King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return to: Denise D. Myers
PO Box 505
Cairo, NE 68824

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Roger Schuett, Personal Representative of the Estate of Mildred E. Holtzen, Deceased, **GRANTOR**, conveys and releases the Estate's thirty-seven hundredths (37/100) interest in the below described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Thirty-two (32), and the Southwest Quarter (SW1/4) of Section Thirty-Three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

To the following **GRANTEES**, as tenants in common:

An undivided thirty-seven twelve hundredths (37/1,200) interest to Daniel Talkington;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Brad Talkington;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Brian Talkington;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Tricia Bruha;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Rebecca Olson;
An undivided thirty-seven twelve hundredths (37/1,200) interest to James Talkington;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Brad Holtzen;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Rick Holtzen;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Thomas L. Holtzen;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Jon Holtzen;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Kenyon Schuett;
An undivided thirty-seven twelve hundredths (37/1,200) interest to Roger Schuett;

subject to easements, covenants, and restrictions of record.

Grantor has determined that the Grantees are the persons entitled to distribution of the real estate from said estate. Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey the same.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	195	1/30/2024	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001009600		13		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	21	4	00000	1	000	0650		
Land		Improvements		Total		Date of Sale Property Classification Code								
213,490				213,490		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	60.050		84,070				
	1A						1G	7.030		9,840				
	2A1						2G1	43.770		61,275				
	2A						2G	33.650		47,110				
	3A1						3G1	6.670		9,340				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		3.710		1,855				
	2D					Other								
	3D1					AG LAND TOTAL		154.880		213,490				
	3D					Roads		1.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.960						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED	
Comments from	Comments:
001009600	

(Continue on back)

6050

Real Estate Transfer Statement

13

• 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 30 Yr. 2024		4 Date of Deed Mo. 1 Day 16 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L. Simpson, Trustee Simpson Family Trust Street or Other Mailing Address 1571 Waterford Drive City Venice State FL Zip Code				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin Shipman Street or Other Mailing Address 515 Road 2100 City Guide Rock State NE Zip Code 68942			
Phone Number (402) 746-4107		Phone Number (402) 257-7262		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input 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?
376,416

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE1/4) of Section Twenty-one (21), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska as recorded in Deed Book 29, Page 568 and Book 2013, Page 2725

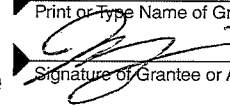
21 If agricultural, list total number of acres transferred in this transaction 160+-

22 Total purchase price, including any liabilities assumed	22	\$	376,416.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	376,416.00

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

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

Justin Shipman (402) 257-7262
Print or Type Name of Grantee or Authorized Representative Phone Number

 Grantee
Signature of Grantee or Authorized Representative Title Date
1/30/2024

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 30 Yr. 24	27 Value of Stamp or Exempt Number \$ 848.25	28 Recording Data BK 2024, Pg 195

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	215	1/31/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001714800	14	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	24	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
643,905	12,165	656,070		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	22.110	30,955						
1A				1G	59.870	83,815						
2A1				2G1	17.650	24,710						
2A				2G								
3A1				3G1	6.640	9,295						
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1	15.500	40,300		Shelterbelt/Timber								
1D	83.110	216,085		Accretion								
2D1				Waste								
2D	37.420	85,500		Other								
3D1	45.350	103,625		AG LAND TOTAL		306.730		625,385				
3D				Roads		6.720						
4D1				Farm Sites		2.000		18,520				
4D	19.080	31,100		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				12,165		Non-AG TOTAL		8.720		18,520		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD ; ADDING SPOUSE TO PROPERTY	
Comments from	Comments:
001714800 001718100	

(Continue on back)

Real Estate Transfer Statement

14

FORM 521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>31</u> Yr. <u>24</u>		4 Date of Deed Mo. <u>1</u> Day <u>31</u> Yr. <u>24</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) NEIL L. JOHNSON & SUSAN A JOHNSON Street or Other Mailing Address 502 S RAILWAY ST City BLUE HILL State NE Zip Code 68930 Phone Number (402) 756-3981 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) NEIL L JOHNSON & SUSAN A JOHNSON Street or Other Mailing Address 502 S RAILWAY ST City BLUE HILL State NE Zip Code 68930 Phone Number (402) 756-3981 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$218,666

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**NEIL & SUSAN JOHNSON
502 SW RAILWAY ST.
BLUE HILL, NE 68930**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
**1/3 INTEREST IN AND TO:
SW1/4 34-4N-10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND
NW1/4 24-4N-10, WEST OF THE 6TH PM, WEBSTER COUNTY, NEBRASKA**

21 If agricultural, list total number of acres transferred in this transaction 320

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

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

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

JENNIFER FLEISCHER (402) 762-3524
Print or Type Name of Grantee or Authorized Representative Phone Number

Jennifer Fleischer ATTORNEY 1/31/24
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>5</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2024, Pg 215</u>

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	230	2/6/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000301300	15	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
3,570	34,550	38,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 918	Floor Sq. Ft. :
Building Cost New:	Cost : 93,680	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORP WD	
Comments from	Comments:
000301300	
(Continue on back)	

Real Estate Transfer Statement

15

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.

(A) Status, (B) Property Type, (C) 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, 18a No address assigned, 18b Vacant land

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

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

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

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.

GTP TLC REO P, LLC by Alicia Hernandez, (402) 558-2828, Print or Type Name of Grantee or Authorized Representative, 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. 2 Day 7 Yr. 24, \$ 81.00, BK 2024 Pg 230

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	231	1/31/2024	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000511700	16	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30010		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,160	64,200	66,360		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1920	Construction Date :
Floor:		Floor Sq. Ft. : 1,248	Floor Sq. Ft. :
Building Cost New:		Cost : 144,195	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000511700	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 01 Day 31 Yr. 2024	4 Date of Deed Mo. 01 Day 29 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tammy L. Heusinkvelt Street or Other Mailing Address 2675 W. Riverside Road City Ayr, NE 68925 Phone Number 402-705-7651 Email Address sschutte@charter-title.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jaden Becker Street or Other Mailing Address PO Box 104 City Bladen State NE Zip Code 68928 Phone Number 402-303-0641 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 sschutte@charter-title.net	

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<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"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input 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?
\$102,000.00

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

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

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

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

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Jaden Becker
 PO Box 104
 Bladen, NE 68928**

18a No address assigned 18b Vacant Land

20 Legal Description
Lots 5 and 6, Block 3, First Addition to Bladen, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	102,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	102,000	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.

▶ Jaden Becker Print or Type Name of Grantee or Authorized Representative	402-303-0641 Phone Number
▶ <i>Jaden Becker</i> Signature of Grantee or Authorized Representative	_____ Title
	_____ Date

sign
here

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 2 Day 7 Yr. 24	27 Value of Stamp or Exempt Number \$ 229.50	28 Recording Data BK2024, Pg 231
--	--	--

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-24
\$ 229.50 By AB

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 7 day
of Feb A.D., 2024, at 3:46
o'clock P.M. Recorded in Book 2024
on Page 231
Abbay Hing County Clerk
10.00 Deputy
Ind Comp Assessor Carded

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

WARRANTY DEED

Tammy L. Heusinkvelt, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Jaden Becker, a single person,

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

Lots 5 and 6, Block 3, First Addition to Bladen, Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, 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 this 29th day of **January, 2024.**

Tammy L. Heusinkvelt
Tammy L. Heusinkvelt

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 29th day of **January, 2024** by **Tammy L. Heusinkvelt, a single person.**

Sara A. Schutte
Notary Public
Sara A. Schutte

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	255	2/2/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000337800	17	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		013	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,330	36,660	40,990		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1926	Construction Date :
Floor:	Floor Sq. Ft. : 1,000	Floor Sq. Ft. :
Building Cost New:	Cost : 106,110	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000337800	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 02 Day 02 Yr. 2024		4 Date of Deed Mo. 01 Day 30 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffrey D. Poore Street or Other Mailing Address 1850 S Juniata Ave City Juniata State NE Zip Code 68955				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KenWorks Properties, LLC, a Nebraska limited liability company Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925			
Phone Number n/a		Phone Number () 402-984-1113		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 sschutte@charter-title.net				Email Address sschutte@charter-title.net			

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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"/> Cemetery	<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"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$85,000.00

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 **Charter Title** No

18 Address of Property
**910 West York Street
Blue Hill, NE 68930**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**KenWorks Properties, LLC, a Nebraska limited liability company
7140 W. Monument Rd
Ayr, NE 68925**

18a No address assigned 18b Vacant Land

20 Legal Description
New Lots 4 and 7 of Block 13, Hoover's Addition to Blue Hill, Webster County, Nebraska, as surveyed and platted on June 24, 1963.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	85,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	85,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

Under penalties of law, I declare that I have examined 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.

KenWorks Properties, LLC, a Nebraska limited liability company
Print or Type Name of Grantee or Authorized Representative

402-984-1113
Phone Number

sign here

Sheri A. Lukasiwicz
Signature of Grantee or Authorized Representative

Sheri A. Lukasiwicz
Title

February 2024
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 7 Yr. 24	27 Value of Stamp or Exempt Number \$ 191.25	28 Recording Data BK2024 Pg 255	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-24
\$ 191.25 By AD

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 7 day
of Feb A.D., 2024, at 3:54
o'clock PM. Recorded in Book 2024
on Page 255
Abbeytang County Clerk
10.20 AD Deputy
Ind. Comp Assessor Carded

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

WARRANTY DEED

Jeffrey D. Poore and LaRee L Lowry, husband and wife, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

KenWorks Properties, LLC, a Nebraska limited liability company,

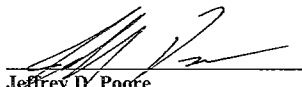
the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

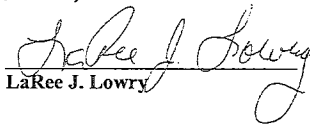
New Lots 4 and 7 of Block 13, Hoover's Addition to Blue Hill, Webster County, Nebraska, as surveyed and platted on June 24, 1963.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, 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 this 30th January day of ~~February~~, 2024.




Jeffrey D. Poore


LaRee J. Lowry

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 30th January day of ~~February~~, 2024 by Jeffrey D. Poore and LaRee J. Lowry, husband and wife.



Notary Public Sara A. Schutte

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	264	1/29/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001314300	18	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		AG LAND TOTAL	404.560	714,245						
3D				Roads	8.840							
4D1				Farm Sites								
4D	51.230	83,505		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	8.840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001314300 001314801 001315000	
(Continue on back)	

Real Estate Transfer Statement

18

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>29</u> Yr. <u>24</u>		4 Date of Deed Mo. <u>1</u> Day <u>29</u> Yr. <u>24</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bradley Meents Street or Other Mailing Address 11301 Hambright Rd. City Huntersville State NC Zip Code 28078				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Meents Farms, LLC Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930			
Phone Number (828) 301-3374 Email Address bradleymeents@gmail.com				Phone Number (402) 984-7539		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 bradleymeents@gmail.com				Email Address grmom.lori@gmail.com			

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

(A) Status	(B) Property Type	(C)
<input 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"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>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?
\$2,006,000

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
All properties are rural properties

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Meents Farms, LLC
 c/o 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	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 5 (b)

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

sign here

Michael E. Sullivan
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Attorney for Grantee
 Title

(402) 462-2119
 Phone Number

2-7-2024
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>9</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK202419 264</u>

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

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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 6 th 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 th 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 6 th 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 6 th P.M., Webster County, Nebraska; and	Included in above
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 th P.M., Webster County, Nebraska, etc., and	Included in above
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 th P.M., Webster County, etc.	Included in above
Total	<hr/> \$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 6th 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 6th 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 6th 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 6th 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 6th 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 6th 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.

Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

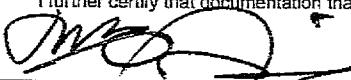

Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)
Meents Farms, LLC

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

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

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

sign
here

	Attorney	02-07-2024
Grantor or Grantor Representative	Title	Date
	Attorney	02-07-2024
Grantee or Grantee Representative	Title	Date

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

EXHIBIT "A"

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;

The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6th 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 6th 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 6th 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 6th 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 6th 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	2024	267	12/21/2023	Base: 91-0074	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
001314300	19	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		AG LAND TOTAL	404.560	714,245						
3D				Roads	8.840							
4D1				Farm Sites								
4D	51.230	83,505		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	8.840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001314300 001314801 001315000	

(Continue on back)

Real Estate Transfer Statement

19

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>21</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>21</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joni L. Learch and Rick Learch Street or Other Mailing Address 19264 Woolworth Ave. City Omaha State NE Zip Code 68130				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Meents Farms, LLC Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930			
Phone Number (402) 305-0624		Phone Number (402) 984-7539		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 jonilearch@gmail.com				Email Address gmom.lori@gmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>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?
\$2,006,000

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
All properties are rural properties

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Meents Farms, LLC
c/o Todd Meents
1937 Hwy 4
Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

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	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 5 (b)

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

sign here	Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative	(402) 462-2119
	Signature of Grantee or Authorized Representative	Attorney for Grantee Title
		Phone Number 2-7-2024 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>9</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2024, Pg 267</u>

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

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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 th 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	Included in above
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, etc., and	Included in above
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 th P.M., Webster County, etc.	Included in above
Total	<hr/> \$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 6th 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 6th 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 6th 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 6th 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 6th 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 6th 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.

Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

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



Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

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

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

sign here		Attorney	02-07-2024
	Grantor or Grantor Representative	Title	Date
		Attorney	02-07-2024
	Grantee or Grantee Representative	Title	Date

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/09/24
\$ Ex05b By AS

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 09 day of February A.D., 2024, at 11:05 o'clock AM. Recorded in Book 2024 on Pages 267-269

Abbey D. King County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Joni L. Learch and Rick Learch, wife and husband, GRANTORS (jointly and severally), for and in consideration of funding a family Limited Liability Company, convey and transfer to **Meents Farms, LLC**, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fifth (1/5) interest in the real estate described in Exhibit "A", attached.

GRANTORS covenant, jointly and severally, with GRANTEE that GRANTORS (1) are lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: December 21st, 2023.

Joni L. Learch

Joni L. Learch

Rick Learch

Rick Learch

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on December, 21st, 2023 by Joni L. Learch and Rick Learch, wife and husband, the said Rick Learch stating that he has signed this instrument for the sole purpose of releasing any marital interest he may have in the subject real estate.

Joseph R. Dobrovolsky

Notary Public

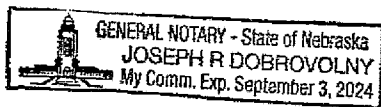


EXHIBIT "A"

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;

The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6th 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;

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Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	270	1/29/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001314300	20	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		AG LAND TOTAL	404.560			714,245				
3D				Roads	8.840							
4D1				Farm Sites								
4D	51.230	83,505		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	8.840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD ; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001314300 001314801 001315000	
(Continue on back)	

Real Estate Transfer Statement 20

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>29</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>1</u> Day <u>29</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael D. Meents Street or Other Mailing Address 1507 Stagecoach Rd. City Grand Island State NE Zip Code 68801 Phone Number (308) 383-4211 Email Address mdmpestcontrol@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Meents Farms, LLC Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-7539 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 gmom.lori@gmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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?
\$2,006,000

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
All properties are rural properties

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Meents Farms, LLC
c/o 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	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 5 (b)

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

sign here	Michael E. Sullivan	(402) 462-2119
	<small>Print or Type Name of Grantee or Authorized Representative</small>	<small>Phone Number</small>
		Attorney for Grantee
	<small>Signature of Grantee or Authorized Representative</small>	<small>Date</small>
	<small>Title</small>	2-7-2024

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>9</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2024, 19 270

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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 6th 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 Included in above

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, etc., and Included in above

Lot Ten (10) 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, etc. Included in above

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 6th 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 6th 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 6th 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;

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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 6th 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.

Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

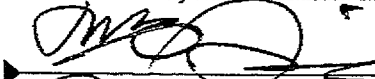
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)
Meents Farms, LLC


Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

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

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

sign
here


Grantor or Grantor Representative


Grantee or Grantee Representative

Attorney	02-07-2024
Title	Date
Attorney	02-07-2024
Title	Date

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/09/24
\$ Ex05b By AS

Bk 2024, Pg 270

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 09 day of February A.D., 2024, at 11:05 o'clock AM. Recorded in Book 2024 on Pages 270-272

Abbey Blair County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Michael D. Meents, a single person, GRANTOR, for and in consideration of funding a family Limited Liability Company, conveys and transfers to **Meents Farms, LLC**, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fifth (1/5) interest in the real estate described in Exhibit "A", attached.

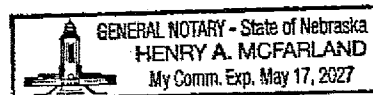
GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: Jan 29, 2024.

Michael D. Meents

Michael D. Meents

STATE OF NEBRASKA)
) ss:
COUNTY OF HALL)



The foregoing instrument was acknowledged before me on Jan 29th, 2024 by Michael D. Meents, a single person.

Henry A. McFarland

Notary Public

EXHIBIT "A"

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Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	273	12/20/2023	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001314300		21		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		AG LAND TOTAL		404.560		714,245				
3D						Roads		8.840						
4D1						Farm Sites								
4D		51.230		83,505		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		8.840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO FAMILY LLC	
Comments from	Comments:
001314300 001314801 001315000	
(Continue on back)	

Real Estate Transfer Statement

21

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

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

1 County Name WEBSTER - 01	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>20</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>12</u> Day <u>20</u> Yr. <u>2023</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tamara J. McHargue Street or Other Mailing Address 1765 Blackhawk Drive City Lincoln State NE Zip Code 68521 Phone Number (402) 440-0940 Email Address mcharguet@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Meents Farms, LLC Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-7539 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 gmom.lori@gmail.com	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>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?
\$2,006,000

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
All properties are rural properties

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Meents Farms, LLC
c/o Todd Meents
1937 Hwy 4
Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

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 5 (b)

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

sign here

Michael E. Sullivan (402) 462-2119
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney for Grantee
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</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 273</u>

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

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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

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Total

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EXHIBIT "A"

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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 6th 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.

Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

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

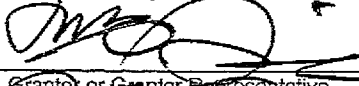

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

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

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Bradley Meents	Self
Joni L. Learch	Sibling
Michael D. Meents	Sibling
Tamara J. McHargue	Sibling
Todd Meents	Sibling

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

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

sign here		Attorney	02-07-2024
	Grantor or Grantor Representative	Title	Date
		Attorney	02-07-2024
	Grantee or Grantee Representative	Title	Date

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/09/24
\$ Ex05b By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 09 day of February A.D., 2024, at 11:05 o'clock AM. Recorded in Book 2024 on Pages 273-275

Abbey Waing

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Tamara J. McHargue, a single person, GRANTOR, for and in consideration of funding a family Limited Liability Company, conveys and transfers to **Meents Farms, LLC**, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fifth (1/5) interest in the real estate described in Exhibit "A", attached.

GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: December 20, 2023.

Tamara J. McHargue

Tamara J. McHargue

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on December, 20, 2023 by Tamara J. McHargue, a single person.

J. M. Wiley

Notary Public

GENERAL NOTARY - State of Nebraska
JAN M. WILEY
My Comm. Exp. April 18, 2024

EXHIBIT "A"

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;

The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6th 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 6th 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;

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Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2024	276	12/19/2023		Base: 91-0074		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001314300		22	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		AG LAND TOTAL	404.560		714,245					
3D					Roads	8.840							
4D1					Farm Sites								
4D	51.230		83,505		Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings					Non-AG TOTAL	8.840							

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; TRANSFER TO FAMILY LLC			
Comments from		Comments:	
001314300 001314801 001315000			

(Continue on back)

Real Estate Transfer Statement

22

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>19</u> Yr. <u>2023</u>		4 Date of Deed Mo. <u>12</u> Day <u>19</u> Yr. <u>2023</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd Meents and Lori D. Meents Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-7539 Email Address gmom.lori@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Meents Farms, LLC Street or Other Mailing Address 1937 Hwy 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-7539 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 gmom.lori@gmail.com			

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

(A) Status	(B) Property Type				(C)
<input 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 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 checked="" type="checkbox"/> Other (Explain) <u>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?
\$2,006,000

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
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
**Meents Farms, LLC
c/o Todd Meents
1937 Hwy 4
Blue Hill, NE 68930**

20 Legal Description (Attach additional pages, if needed.)
Please see attached Exhibit A

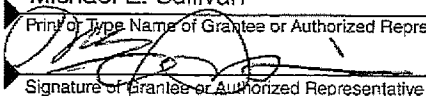
21 If agricultural, list total number of acres transferred in this transaction 413.40

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 5 (b)

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

sign here

Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative	Attorney for Grantee Title	(402) 462-2119 Phone Number
 Signature of Grantee or Authorized Representative		2-7-2024 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>9</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK2024, Pg 276

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

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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 6th 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 Included in above

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, etc., and Included in above

Lot Ten (10) 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, etc. Included in above

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 6th 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 6th 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;

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Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?

Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?

Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

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

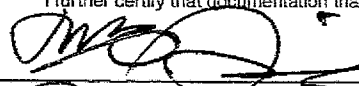
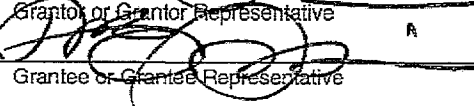
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Meents Farms, LLC

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

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

sign here		Attorney	02-07-2024
	Grantor or Grantor Representative	Title	Date
		Attorney	02-07-2024
	Grantee or Grantee Representative	Title	Date

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/09/24
\$ Ex05b By AS

Bk 2024, Pg 276

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 09 day of February A.D., 2024, at 11:05 o'clock AM. Recorded in Book 2024 on Pages 276-278

Atsuyllaing County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Todd Meents and Lori D. Meents, husband and wife, GRANTORS (jointly and severally), for and in consideration of funding a family Limited Liability Company, convey and transfer to **Meents Farms, LLC**, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fifth (1/5) interest in the real estate described in Exhibit "A", attached.

GRANTORS covenant, jointly and severally, with GRANTEE that GRANTORS (1) are lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: December 19, 2023.

Todd Meents

Todd Meents

Lori D Meents

Lori D. Meents

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December, 19, 2023 by Todd Meents and Lori D. Meents, husband and wife, the said Lori D. Meents stating that she has signed this instrument for the sole purpose of releasing any marital interest she may have in the subject real estate.

[Signature]

Notary Public


 GENERAL NOTARY - State of Nebraska
MICHAEL E. SULLIVAN
My Comm. Exp. June 21, 2026

EXHIBIT "A"

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;

The Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Four (4) North, Range Nine (9) West of the 6th 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 6th 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 6th 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 6th 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 6th 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.