Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sal	Date			· · · · · · · · · · · · · · · · · · ·	S	choo	l Dis	trict Coc	e		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
91	20	24	147		1/18	/2024	Base:	91-	0002	Aff	iliate	ed:		Un	fied:		
Location	ID	Sale	Number	U:	seability	& Code#					Par	rcel N	Vumber				
0001522	200		9		1		GeoCde	Tw	n Rng	Sec	ct.	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Val	ue		4491			00	0	0	10065		002	0000	
Land		Imp	provements		T	otal			Date of	Sale	Pro	perty	Classifi	cation	Code		
1	,510		920			2,430	Status	1	Property T	roperty Type Zoning L				n C	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (F	C)			^{A)} 1	В	3) 01	01 C 1 D 1 E 6					F) 1		
				Residential					Commercial								
	Multiple Improvements			Multi	iple. Improv	ements.:			Multiple	. Impr	oveme	ents. :					
Construction Date			uction Date:	Const	truction Dat	æ: 18	90		Construc	tion D	ate :						
Floor			Floor:	Floor	Sq. Ft. :	7:	95		Floor Sq	. Ft. :							
		Buildin	g Cost New:	Cost	:	91,6	15		Cost:								
Single Family	Style:	101		Resi	dential C	ondition: 2()		Comme	ercial	Occ	upano	y Code:	•			
(100) □ Mo		ne		(10)	□ W	om Out			Primary	:		Ot	herl:		Other2:		
(101) 📮 One				(20)		dly Worn			Commercial Construction Class:								
(102) Twe		•		(30) Average					1								
(103) Split Level				(40)					 ``					ame			
(104) 🗆 1 1/				(50)		ry Good						-	ring Walls	78 184	•		
(111) Bi-I		-		(60)	⊔ Ex	cellent			- ` ` `				el Framed	Ext. Wa	lls		
(106) Oth		- C4-Y		Posidontial Ovality, 20									and Walls				
Townhouse on (301) □ One		Style:		Residential Quality: 30					 ``´	Po	le Fra	ame		<u> </u>			
(302) Two				(10)				Cost Rank: Condition:									
(307) 🗆 11/				(20) □ Fair (30) ■ Average					 ` ´ -						l Wom Out l Badly Wom		
(308) Spli	<u>_</u>		-	(40)													
(309) 🗆 21/			*	(50)	-	ry Good			(40) ☐ High (40) ☐ Good						<u> </u>		
(304) 🗆 One		——— Duplex		(60)		cellent		-	(50) □ Very Go						Tood		
(305) 🗆 Two			-	· /	. ,										Excell	•	
Assessor's	Adju	stment	to Sale Pr	ice	(+ or -)	•	-	_									
Assessor Co	mment	s and R	eason for Ac	ljust	ment:			······································									
JTWD					-												
					 .												
Comments f	Comments from Comments:																
0001522						-			ments:							*******	
		11/12			•	1-3						-					
									-								
															(Conti	nue on back)	

NEBRASKA

Real Estate Transfer Statement

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

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

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

1 County Name	2 County Num WEBSTER - 91	ber		3 Date of Sale/Transfer Mo. 01 Day 48	2024	4 Date of Deed 01	18 yr. 2024				
5 Grantor's Name, Address,	The Theorem . The Same Same and the second second second second second second	int)		6 Grantee's Name, Address	11.		Yr				
Grantor's Name (Seller)	Zia reiepiione (ricass r	,		Grantee's Name (Buyer) Isaias and Ivette F.							
Doug Pierce Street or Other Mailing Address 1705 K Street	s			Street or Other Mailing Address 41860 Road		<u> </u>					
		Z	in Code			State	Zip Code 68948				
Franklin	State NE		ip Code 68939								
(916) 201-5600						rantee a 509(a) foun					
Email Address n/a				Email Address n/a							
7 Property Classification Nu	mber. Check one box in o	categories A and E	3. Check C if	property is also a mobile he	ome.						
(A) Status Improved	Single Family	Industrial	(B)	Property Type Mineral Interests-Nonprodu	ioina	State Assessed	(C) Mobile Home				
	Commercial	Recreational		_		<u> </u>					
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other											
Bill of Sale Corre	ctive n Certificate – Transfer on D	Easeme Death Executor		ise ∐ Perso ieral ☐ Quit 0	• =	Trust/Trustee Warranty					
9 Was the property purchase	d as 10 Type of Trans				Revocable T		insfer on Death				
part of an IRS like-kind excl (I.R.C. § 1031 Exchange)	hange? Auction	Easement	Gift	Life Estate	✓ Sale	Tru	stee to Beneficiary				
Yes No	Court Dec	<u> </u>	Granto	r Trust Partition	Satisfaction		ner (Explain)				
1 Was ownership transferred in full? (If No, explain the division.) Yes											
13 Was the transfer between re	latives, or if to a trustee, ar	e the trustor and be	neficiary rela	ltives? (If Yes, check the appro	opriate box.)						
Yes No [Aunt or Uncle to Niece of	• =		artnership, or LLC Se		Othe	r				
·	Brothers and Sisters Ex-spouse		randparents a arents and Ch	= :	oouse ep-parent and §	Stan abild					
14 What is the current market v			aleilis and Oi	15 Was the mortgage assum			oterest rate.)				
				Yes No	\$		%				
16 Does this conveyance divide Yes No	a current parcel of land?			17 Was transfer through a re of the agent or title comp		or a title company? Yes	(If Yes, include the name				
18 Address of Property 105 Seward Stree Red Cloud, NE 68				19 Name and Address of Pe same as grantee		he Tax Statement Sh	ould be Sent				
18a No address assigned	18b Vacant land										
20 Legal Description	Vacantianu	- 10.00 - AO.	ļ								
Lots One (1), Two to Red Cloud, We	(2) and the No	rth Twenty	Feet (2	0') of Lot Three (3), Block	Two (2), Rai	Iroad Addition				
to Red Cloud, We	bster County, N	lebraska; a	Iso knov	vn as 105 Seward	d Street.						
	_										
21 If agricultural, list total number	er of acres	•									
22 Total purchase price, inc	luding any liabilities ass	sumed	• • • • • • • • • •			. 22 \$	5,000,00				
23 Was non-real property in	ncluded in the purchase	?∏Yes ⊿N	lo (If Yes. en	ter dollar amount and attac	ch itemized lis	t.) 23 \$	0,00				
24 Adjusted purchase price					on nonnizou no	\$	5,000,00				
			-	7/0		. 24	0,000,00				
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	n this statement.		is and sharp to, to the boot of	my knomeage	and benefit ade, bor	ripicie, and				
Print or Type Nar	me of Grantee or Authorize	d Bepresentative					Phone Number				
sign							. Hono Humber				
here Signature of Gra	intee or Authorized Represe	entative		Title			Date				
		Register of Dee	d's Use On	ly			For Dept. Use Only				
26 Date Deed Recorded	- NIII	np or Exempt Numb	er	28 Recording Data	0 111	-1	· · · · · · · · · · · · · · · · · · ·				
Mo Day Yr. ebraska Department of Revenue	34 \$ 11,0	<u> </u>		DK2024, F	9 14	Authorized his Nation	Chat 66 70 044 77 100 17				
orm No. 96-269-2008 6-2019 Rev. Su	persedes 96-269-2008 Rev. 9-2	2017		_	ノ	Additionated by Neb. He	ev. Stat. §§ 76-214, 77-1327(2)				

NEBRASKA DOCUMENTARY
STAMP TAX
Date [-18-24
\$_11.25__By__A_5

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Comm. expires 12-2-5056

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		,	Sale	e Date			-		S	cho	ol Dis	itri	ict Code	;				
91	20	24	157		11,	/20	0/2023	Base:	91	-0	002	Aff	filiat	æd:			Un	ified:			
Location	ID	Sale	Number	Į	Jseabil	lity	& Code#						Pa	ircel l	Nu	mber					
0001626	500		10		1			GeoCde	Т	wn	Rng	Se	ect	Qrt		Subdiv	Area	BII	۲	Parc	el
	D	ate of S	ale Assesse	d Va	lue			4371				0	0	0	1	.0090		00	0	000	0
Land		Imp	provements			Te	otal			I	Date of Sale Property Classification Code										
18	,205		43,04	40 61,245				Status	T	Pr	roperty Type Zoning Lo					Location	. 6	ity Size		Parcel S	Size
Assessor Lo	cation:	RED	CLOUD (RC)			·	A) 1		B)	01		C)	1		D) 1	E)	6	I	5) 5	
							Residentia		•		Commercial										
	Mul	tiple Im	provements:	Mu	ltiple. Im	prov	ements.:				Multiple.	Impi	roven	nents.:							
		Constr	uction Date:	Cor	struction	Dat	te: 18	90			Construc	tion l	Date:	:							
			Floor:	Flo	or Sq. Ft	. :	1,3	88			Floor Sq	Ft. :									
	Building Cost Nev			Cos	at:		185,7	50			Cost:										
Single Family Style: 101				Re	sidentia	l C	ondition: 2	0			Comme	rcia	l Oc	cupan	cy	Code:					
(100) □ Mo	bile Hon	ne		(10)) 🗆	W	orn Out				Primary	-		Ot	the	r1:		Other	2:		
(101) 📮 One	Story			(20)) 🖳	Ва	dly Worn				Comme	rcia	I Co	nstruc	tio	n Class:					
(102) □ Two				(30) Average					(1) ☐ Fireproof Structural Steel Frame												
(103) □ Split Level				(40)) 🗆	Go	od				(2)	R	einfo	rced C	Con	icrete Fra	me				
(104) □ 1 1/2 Story				(50)) 🗆	Ve	ry Good				(3)					ıg Walls					
(111) □ Bi-I				(60)) 🗆	Ex	cellent			_	(4) E	l W	ood	or Ste	el I	Framed E	xt. W	alls			
(106) □ Oth									4	(5)				an	d Walls						
Townhouse or		Style:	 	Residential Quality: 40					_	• • •		ole F	rame		***						
(301) One				(10)					·						ondi						
(302) Two				<u> </u>) 🗆	Fai				4								J Wo			
(307) 🗆 1 1/	•	,,,,,,,	.) 🗆		erage			\dashv	(20) Average (20) Badly W										
(308) 🗆 Spli			<u></u> .	(40		Go				4	(30) Above Average (30) Average										
(309) \(\sigma \) 2 1/3		hamlorr	,	(50			ry Good				(40) ☐ High (40) ☐ Good (50) ☐ Very Goo						-				
(304) □ One (305) □ Two				(60) 🗆	EX	cellent														
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Assessor's					`	_	•	×***												 · · ·	
Assessor Co			eason for A	Laju	stment	:								-							
PERSON	AL RE	P MD																<u></u>			
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													•								
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40200 40200 67310

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

FORM
521
V = 1

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer
5 Grantor's Name, Address, and Telephone (Please Print)	Mo Day Yr Mo Day Yr 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 Schriner
Street or Other Mailing Address 787 Road 800	
	Street or Other Mailing Address 1112 Road K City State Zio Code
Red Cloud State NE State A State 68970	City State Zip Code 68970
Phone Number (402) 460-8881	Phone Number (402) 746-4458 Is the grantee a 501(c)(3) organization? Yes Volume 1458 If Yes, is the grantee a 509(a) foundation?
Email Address I1/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C	property is also a mobile home.
) Property Type (C)
Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
	ase
	iosure Irrevocable Trust Revocable Trust Transfer on Death
	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	🗹 Yes 🗌 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or LLC Self Otherand Grandchild Spouse .
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	☐ Yes 🔽 No \$ %
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
118 S Webster St Red Cloud, NE 68970	(Same as Grantee)
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
(See description attached)	
21 If agricultural, list total number of acres transferred in this transaction	
21 in agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	1971 S
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
	nt 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 Wantee & Authorized Representative	(402) 746-3613 Phone Number
sign Mark Jerry	Attorney 1-19-34
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	For Dept. Use Only
26 Date Deed Recorded Mo. Day 19 Yr. 24 \$ \(\frac{27}{3} \) \(\frac{27}{3} \) Value of Stamp or Exempt Number \$ \(\frac{27}{3} \) \(\frac{2}{3} \) \(\frac{2} \) \(\frac{2}{3} \) \(\fr	28 Recording Data RKAD24 P. 157
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.

BOOK <u>2024</u> PAGE	15	7
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State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of 50.00 A.D., 20 at a 2 4 o'clock 0M. Recorded in Book 2024 on Page 10.00 ADD Deputy Ind Comp Assessor Carded



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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 2, 2023, by Randall J. Goos and Becky A. Lyon, Co-Personal Representatives of the Estate of Virgil A. Goos, Deceased.

Comm. expires 2 - 2 - 3 - 6 - 6

My Comm. Exp. December 2 2026

Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page		S	ale Date					S	choo	ol Dis	trict	t Code				
91	20	24	158		11/	30/2023	Base:	91-	-0	002	Aff	filiate	ed:			Unif	ĭed:		
Location	ID	Sale	Number	τ	Jseabili	ty & Code#						Par	rcel N	Vum	ber				
0001382	200		11		1		GeoCde	Т	wn	Rng	Se	ect	Qrt	Su	ıbdiv	Area	Bik	Parce	ı
	D	ate of S	ale Assessec	l Va	lue		4371				0	0	0	10	025		004	0000)
Land		Imp	rovements			Total			I	Date of S	Sale	Pro	perty	/ Cla	assifica	tion (Code		
2	,310		26,91	5		29,225	Status		Pr	roperty Type Zoning					ocation	Cit	City Size P		ize
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1		B)	01 C) 1				D)) 1	E)	6	F) 2	
				Residential						<u></u>			Co	mmerc	ial				
	Mul	tiple Im	provements:	Multiple. Improvements. :					Multiple.	Impr	roveme	ents. :							
		Constr	uction Date:	Con	struction :	Date: 18	95			Construct	ion I	Date:							
			Floor:	Floo	or Sq. Ft.	9	20			Floor Sq.	Ft. :	_							
		Buildin	g Cost New:	Cos	t:	101,1	35			Cost:									
Single Family Style: 101				Res	sidential	Condition: 2	0			Comme	rcia]	l Occ	upano	cy Co	ode:				
(100) Mobile Home				(10) 🗆	Worn Out				Primary	:		Ot	her1:	-	(Other2:		
(101) 🙀 One Story				(20) 🙀 :	Badly Worn				Commercial Construction Class:									
(102) □ Two Story				(30) Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) Split Level					<u> </u>	Good				(2)						ne			
(104) □ 1 1/2 Story					·-	Very Good			-						Walls				
(111) Bi-l				(60) 🗆 :	Excellent	,						-		amed Ex	t. Wal	ls		
(106) Oth		- Ct-las		Posidontial Quality: 20					_	(5) 🗆			rame	and \	Walls				
(301) One		Style:		Residential Quality: 30					+	· /		ole Fra	ame		~	7*4*			
(302) Two			<u>.</u> .	(10) □ Low (20) □ Fair				-	Cost Rank: Condition: (10)						O+				
(307) 🗆 11/									1										
(308) 🗆 Spl				(30)						(20) □ Average (20) □ Badly W (30) □ Above Average (30) □ Average									
(309) 🗆 21/						Very Good			1	(40) ☐ High (40) ☐ Good						50			
(304) □ One		Duplex	_			Excellent			1	(50) U Very Good									
(305) 🗆 Two	Story I	Duplex			-												Excelle		
Assessor's	Adju	stment	to Sale P	rice	(+ or	-):			Ī										
Assessor Co	mment	s and R	eason for A	dju	stment:				#										
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NEBRASKA

Real Estate Transfer Statement

11

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

FORM **521**

Good Life. Great Service.

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

DEPARTMENT OF SEVENIE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 2023 Mo. 11 Day 30 18 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Phillip Hester, PR Estate of Ronda Rue Hendrix Grantee's Name (Buyer) T&A Properties L.L.C. Street or Other Mailing Address 7120 Top Rail Run Street or Other Mailing Address 1601 E D Street Zip Code 76179 City Fort Worth State North Platte Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (817) 688-4032 Phone Number (308) 530-1576 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes ☐ No ✓ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ✓ No Address of Property 429 W 5th Ave 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The East Two-thirds of the Southwest Quarter (E2/3SW1/4) 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? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 00 45,000,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{n}{a}$ 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 Phone Number sign Attorney Jan 22, 2024 Representative here Date Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data a٤ Dav

BOOK 2024	PAGE_	158_
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Entered on the numerical index and filed for record in the Clerk's office of said county this aday of A.D., 20 ay at a a a a co'clock PM. Recorded in Book abay on Page County Clerk Page Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1ー22つ4 \$ 101.25 By (1)

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 ________, 2023.

TARA PEACOCK

Notary Public, State of Texas

Comm. Expires 06-10-2024

Notary ID 132516222

ESTATE OF RONDA RUE HENDRIX, DECEASED.

Phillip Hester, Personal Representative

STATE OF TEXAS, COUNTY OF TARRANT) ss.

Comm. expires: Dle 11012024

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	e Date	School District Code										
91	20	24	192	1/22	/2024	Base:	91-00	02	Aff	iliated:		Unit	ied:			
Location	п	Sale	Number	Useability	& Code#	Parcel Number										
0022120	000		12	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4493 1 12 32 4 00000 1							000	0000		
Land		Imp	rovements	T	otal	Date of Sale Property Classification Code										
566	566,505 19,955			ļ	586,460		Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:	•		A) 1	B)	05		C) 5	D) 3	E)	0	F) 9		
LCG		<u>'</u>	ACRES:	VAI	LUE:		LCG			ACF	ES:	<u> </u>	VAL	UE:		
IRRIGATE						GF	RASSLA	ND 10	G1		27.800			38,920		
	1A							ĵ	lG		3.000			4,200		
	2A1							20	G1	2		28,000				
	2A							2	2G	3			54,600			
	3A1							30	3G1 7.000					9,800		
	3A							3	3G	3	4.000			47,600		
	4A1							40	G1							
	4A								4G							
DRYLANI						\$	Shelterbe	elt/Timb	per							
	1D		94.000	2	244,400		-	Accreti	on							
	2D1							Was	-	1	5.000			4,200		
	2D 3D1					+ C T	4 3 773 7	Oth								
w	3D1 3D					AG L	AND 7			31	4.000		5	52,665		
	4D1	-	20.000		FO 405	Roads					5.000					
***	4D1 4D		32.200		52,485	Farm Sites					1.000			13,840		
	ער		42.000		68,460			ome Sit Lecreatio	_	- No. and						
r	wellings								-							
	Outbuildings 19,955				19,955	Other 5 Non-AG TOTAL 6.000 13							13,840			
			4. Cala D.		·			F - 4 - 1		· · · · · · · · · · · · · · · · · · ·	77.1					

Outoundings	19,955	Non-AG TOTAL	6.000	13,840
Assessor's Adjustment to Sal	e Price (+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason fo	or Adjustment:			
DEED OF DISTRIBUTION	BY PR; BETWEEN FAMI	LY		
				1.00
Comments				
Comments from 002212200		Comments:		
002212000 002212200				
				(Continue on back)
				PAT 96-106-99



NEBRASKA.

Real Estate Transfer Statement

FORM

Good Life. Great Service.

reveale	If additional space is needed, add ar	n attachr	nent and identify the applicable item number.	JZI
			t is signed and items 1-25 are accurately completed	\
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed	
province and a second s	WEBSTER - 91 ✓		Mo. 01 Day 22 Yr. 2024 Mo. 01 D	ay <u>22</u> Yr. <u>2024</u>
With the second	ess, and Telephone (Please Print)	·	6 Grantee's Name, Address, and Telephone (Please Print)	
	ersonal Representative of the Estate of	f	Grantee's Name (Buyer) See Attached Exhibit	2000
Street or Other Mailing Ad 1344 4th Road	Mildred E. Holtzen, Dece	ased	Street or Other Mailing Address	
c _{ity} Chapman	State Zip C NE 6	Code 58827	City State	Zip Code
Phone Mumber (308) 380-1217			Phone Number Is the grantee a 501(c)(3) organ - If Yes, is the grantee a 509(a) to	
Email Address			Email Address	undation: Tes P NC
7 Property Classificatio	n Number. Check one box in categories A and B. Ch	heck C If	property is also a mobile home.	ANT H FOR PROPERTY OF STANKING
(A) Status	secondination with the second	(B)	Property Type	(C)
mproved	Single Family Industrial		Mineral Interests-Nonproducing State Assesse	d Mobile Home
Unimproved IOLL	Multi-Family Commercial Recreational		Mineral Interests-Producing Exempt	
8 Type of Deed C	Conservator Distribution	Lan	d Contract/Memo Partition Sheriff	Other
	Corrective Easement Death Certificate - Transfer on Death Executor	Lea Min		
Was transfer part of kind exchange (I.R.C)	IRS like- 10 Type of Transfer Distribution	Foreclo	osure Irrevocable Trust Revocable Trust	Transfer on Death
Exchange) by buyer or	seller?	Gift	Life Estate Sale	Trustee to Beneficiary
	ler V No Court Decree Exchange	Granto		Other (Explain)
Yes No	red in tell? (If N'- and N' the division.) Undivided 37% Interest to Grantees		12 Was real estate purchased for same use? (If	No. state the Intended use.
	en relatives, or if to a trustee, are the frustor and benefit	iclary relat	ives? (If Yes, check the appropriate box.)	- Independent
✓ YesNo				her
	<u> </u>	•	nd Grandchild Spouse	
14 What is the current mark	cet value of the real property?	ts and Chi	<u> </u>	- Production
	72 Interest)		15 Was the mortgage assumed? (If Yes, state the amount and Yes You \$	•
	ivide a current parcel of land?	41.7	17. Was transfer frirough a real estate areat or a little company	/? (If Yes, include the name
Yes Vo		1	of the agent or title company contact.) Yes	No
18 Address of Property	0		19 Name and Address of Person to Whom the Tax Statement	Should be Sent
Rural Webster	County	,	Jeanette Talkington	
18a No address assign	and dob Tillean-Manual		856 Rd J. J	
	red 18b Vacant land		Jeanette Talkington 856 Rd J. Red Cloud, NE 68971	2
			the Southwest Quarter (SW1/4) of Section 1	
all in Township Or	ie (1) North, Range Twelve (12) West	of the f	Sth P.M.: Webster County, Nebraska	i nirty- i nree (33),
	(1) (1) (1) (1)	01 1110	our int, wobster county, Nebraska	
21 If agricultural, list total nu	ember of acres transferred in this transaction3	320	<u> </u>	
22 Total purchase price	including any liabilities assumed			
	included in the purchase?	• • • • • • •	22	0,00
	Yes, enter dollar amount and attach itemized list.	.) (see in	structions) 23	;
24 Adjusted purchase p	rice paid for real estate (line 22 minus line 23)			0,00
25 If this transfer is exer	npt from the documentary stamp tax, list the exe	emption r	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, or	omplete, and
correct, and t	hat I am duly authorized to sign this statement. D. Myers, #20500			
Print of Type	Name of Grantee or Arthroffaed Representative			(308) 384-4440 Phone Number
sign (De William		Attorney at Law	01/24/24
here Signature of	Grantee or Authorized Representative	Ti	itle	Date
	Register of Deed's t	Use Onh	V	For Dept, Use Only
26 Date Deed Recorded	27 Value of Slamp or Exempl Number		28 Recording Data	. or Dept Ose Orlly
Mo. 1 Day 29	v. 24 \$ Exempt # 15		BK2024 Pa 192	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 R	ev. Supersedes 96-269-2008 Rev. 6-2019	•	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

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

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

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

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

Daniel Talkington 856 Road J Red Cloud, NE 68970 (510) 368-2559 Thomas L. Holtzen W153 Oakwood Dr. Delafield, WI 53018 (262) 212-0934

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

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

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

Rick Holtzen 2909 Summit Sioux City, IA 51104 (712) 490-9209 Tricia Bruha 7950 Creek View Dr Lincoln, NE 68516

(402) 937-3968

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/29/24

\$ Ex015 By AS

Bk 2024, Pg 192

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of January A.D., 2024, at 09:00 o'clock AM. Recorded in Book 2024 on Pages 192-193

Abbury Louis 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 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.

EXECUTED: <u>Jan. 22</u> , 2024.	
Roy	n Schutt
	chuett, Personal Representative Mildred E. Holtzen, Deceased
STATE OF <u>Nebraska</u>) COUNTY OF <u>Hall</u>)	
The foregoing instrument was acknowle 2024, by Roger Schuett, as Personal Reproceased.	edged before me on this $\frac{22}{}$ day of $\frac{1}{3}$ day of $\frac{1}{3}$ esentative of the Estate of Mildred E. Holtzen,
<u>(</u>	Emil O. Mapes otary Public
GENERAL NOTARY - State of Nebraska DENISE D. MYERS	otary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code											
91	20	24	195	1/30	/2024	Base: 6	5-00	11	Aff	ffiliated: Unified:							
Location	ID	Sale	Number	Useability	& Code#					Par	rcel N	lumber					
0010096	500		13	1		GeoCde	Twn	Rng	Se	Parcel							
	D	ate of S	ale Assessed \	Value		4487	1	9	21 4 00000 1 000 065						0650		
Land		Imp	provements	To	otal		D	ate of	Sale	Proj	perty	Classific	ation (Code			
213	,490			2	213,490	Status	Status Property Type					Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:			A) 2	B)	05		O	5	D) 3	E)	0	F) 9		
LCG		2	ACRES:	VAL	UE:		LCG				ACR	ES:	VALUE:				
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1		6	0.050			84,070		
	1A							j	IG	7.030			9,840				
	2A1							20	G1	43.770			61,275				
	2A							2	2G 33.650					47,110			
	3A1					3G1 6.670			6.670			9,340					
	3A					3 G			3G								
	4A1			:		<u></u> .		40	G1								
	4A								4G								
DRYLANI) 1D1					S	helterbe	lt/Timb	ет								
	1D							Accreti	on								
	2D1							Was	ste			3.710			1,855		
	2D							Oth									
	3D1	 				AG L	AND T	ГОТА	\mathbf{L}		15	4.880		2	13,490		
	3D							Roa	ds			1.960					
	4D1					····-	F	arm Sit	es								
NAMES OF THE PERSONS AND ADDRESS OF THE	4D						Н	ome Sit	es								
		100			1, 10, 10		R	ecreation	on								
	wellings	·				·		Oth									
Outl	ouildings			<u>.</u>		Nor	i-AG T	OTA	\mathbf{L}			1.960					
			 														

Outotaldings	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	
	76. 78 10 10 10 10 10 10 10 10 10 10 10 10 10
	(Continue on back)
	DAT 06 406 00

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 1 Day 30 Yr. 2024 Mo. 1 Day 10 Yr. 2024 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Gregory L. Simpson, Trustee Simpson Family Trust Street or Other Mailing Address	Justin Shipman Street or Other Mailing Address
1571 Waterford Drive	515 Road 2100
City State Zip Code Venice FL	City State Zip Code Guide Rock NE 6894
Phone Number (402) 746-4107	Phone Number Is the grantee a 501(c)(3) organization? Yes
Email Address	Email Address
N/a Property Classification Number. Check one box in categories A and B. Check C if	n/a
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hom
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	ad Contract/Memo Partition Sheriff Otherase Personal Rep.
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)
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.	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	eccentric to
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
376,416	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes SouthernTitle.LLC No.
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent
ng Earlu	Grantee
18a 🔽 No address assigned 18b 🗸 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
The Southeast Quarter (SE1/4) of Section Tw	enty-one (21), Township One (1) North, Range
Nine (9) West of the 6th P.M., Webster Coun	ty, Nebraska, EXCEPT tracts conveyed to the
State of Nebraska as recorded in Deed Book 21 If agricultural, list total number of acres transferred in this transaction	29, Page 568 and Book 2013, Page 2725
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	\$
	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 376,416,00
${\bf 25}$ If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and
Justin Shipman	(402) 257-7262
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
	Grantee 1/30/2024 Date
here signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	
Mo. 1 Day 30rr. 24 \$ 848.25	28 Recording Data BK 2024, Pa 195
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	

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 30 day of 0.00 A.D., 20 34, at 12.02 o'clock DM. Recorded in Book 20 34 on Page 195 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-30-24 \$ 848,25 By (1)

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

TRUSTEE'S DEED

Gregory L. Simpson, Successor Trustee of the Simpson Family Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Justin Shipman, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) 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

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

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

Notary Public

NANCY SCOTT

Netary Public - State of Florida
Commission # HH 354645
My Comm. Expires Jan 30, 2027

Sonded through National Netary Assn.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	24	215	1/31	/2024	Base: 9	91-00	74	Affi	liated	1:		Unified:			
Location	m	Sale	Number	Useability	& Code#					Par	cel N	umber				
0017148	300		14	4	05	GeoCde	Twn	Rng	Se	ct (Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4133	4	10	24	24 2 00000 1 000 00						
Land		Imp	provements	Te	otal		D	ate of	Sale	Prop	perty	Classifica	ation (Code		
643	,905		12,165		556,070	Status	Status Property Type				ning	Location	Cit	y Size	Parcel Size	
		Irrigat	tion Type:	,		A) 2	B) 05			C)	5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	UE:	
IRRIGATI	ED 1A1					GF	RASSLA	ND 1	G1	22.110					30,955	
	1A					^{1G} 59.870			83,815							
	2A1					2G1 17.650			24,710							
	2A					2G										
	3A1					3G1			G1			6.640			9,295	
	3A								3G							
	4A1						. =	4	G1							
	4A								4G							
DRYLAN	D 1D1		15.500		40,300		Shelterb	elt/Timl	per							
	1D	1	83.110	2	216,085			Accreti	on							
	2D1							Wa	ste							
	2D		37.420		85,500			Otl	<u> </u>							
	3D1		45.350	1	103,625	AG I	AND	TOTA	\mathbb{L}		30	6.730		6	25,385	
	3D	-						Roa	-			6.720				
	4D1]	Farm Si	tes		2.000				18,520	
	4D		19.080	5.000.75.200	31,100			Iome Si	_							
	e El Supera Ca	307 009 009		120-82-27-5-09]	Recreati	_							
	Dwellings							Otl			-					
Out	buildings				12,165	No	n-AG	TOTA	$ \mathbf{T} $			8.720			18,520	
								מר י יים	~			~~ ~				

Outbuildings	12,165	Non-AG TOTAL	8.720	18,520
Assessor's Adjustment to Sale Price	ce (+ or -):	Total Recapt	ure Value:	
Assessor Comments and Reason for Adju	ıstment:			
QCD; ADDING SPOUSE TO PRO	PERTY		· 	
Comments from		Comments:		
001714800 001718100				
			M/*	
				(Continue on back)
				DAT 06 406 00

(1997) (1996) NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

FORM **521**

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __1 _ Day _ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) NEIL L JOHNSON & SUSAN A JOHNSON Grantor's Name (Seller NEIL L. JOHNSON & SUSAN A JOHNSON Street or Other Mailing Address 502 S RAILWAY ST Street or Other Mailing Address 502 S RAILWAY ST Zip Code 68930 City BLUE HILL State NF Zip Code City BLUE HILL NF 68930 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? √ No √ No Phone Number (402) 756-3981 Phone Number (402) 756-3981 Yes Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved √ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale 7 Corrective] Easement Lease Personal Ren Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral **✓** Quit Claim]Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Buyer ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Joint tenancy 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew √ Self Brothers and Sisters Grandparents and Grandchild √ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$218,666 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent **NEIL & SUSAN JOHNSON** Rural Webster County 502 SW RAILWAY ST. 18a No address assigned BLUE HILL, NE 68930 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 22 Total purchase price, including any liabilities assumed 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{4}{}$ 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 orrect, and that I am duly authorized to sign this statement. JENNIFER FLEISCHER (402) 762-3524 of Grantee or Authorized Representative Phone Number ATTORNEY 1/31/24 Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number ᇫ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK abay PAGE 215

State of Nebraska 7 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this__ (2) A.D., 20 24, at 11:3 o'clock AM. Recorded in Book 202 County Clerk Deputy Carded Ind Comp Assessor

NEBRASKA DOCUMENTARY

OUIT CLAIM DEED

Return to: Baird & Griess, PO Box 121, Clay Center, NE 68933

NEIL L. JOHNSON and SUSAN A. JOHNSON, husband and wife herein called Grantor whether one or more, in consideration of one dollar and other valuable consideration, received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto NEIL L. JOHNSON and SUSAN A. JOHNSON, husband and wife as joint tenants and not as tenants in common, herein called the Grantee whether one or more, the following described real estate property in Webster County, Nebraska:

AN UNDIVIDED ONE THIRD (1/3) INTEREST IN AND TO:

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34) TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA: AND

THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

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

VEIL L. JOHNSON, Grantor

STATE OF NEBRASKA))SS.

COUNTY OF CLAY

Before me, a notary public qualified for said county, personally came NEIL L. JOHNSON and SUSAN A. JOHNSON, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on

General Notary - State of Nebraska CRYSTAL M. SHESTAK My Comm. Exp. June 26, 2027

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	le Date					S	choo	l Dis	trict (Code				
91	20	24	230		2/6	/2024	Base:	91-	007	4	Affi	iliate	:d:			Unit	ied:		
Location	D	Sale	Number	Us	eabilit	y & Code #						Par	rcel N	lumb	er				
0003013	300		15		1		GeoCde	oCde Twn Rng Sect Qrt			Qrt	Sub	div	Area	Blk	P	arcel		
	D	ate of S	ale Assessed	Valu	ıe		4133	4133 00 0 2000					05		002	0	000		
Land		Imp	rovements		7	otal			Dat	te of S	Sale	Pro	perty	Clas	sifica	tion (Code		
3	,570		34,550)		38,120	Status		Prope	rty Ty _l	pe	Zo	ning	Loc	cation	Cit	y Size	Par	cel Size
Assessor Lo	cation:	BLUE	HILL (E	3H)			A) 1	I	3)	01		C)	1	D)	1	E)	6	F)	2
						Residential				Commercial									
	Mu	ltiple Im	provements:	Multip	ole. Impro	vements.:			Mu	Multiple. Improvements. :									
		Constr	uction Date:	Const	ruction D	ate: 19	00		Co	nstruct	ion D	Date :							
			Floor:	Floor	Sq. Ft. :	9	18		Flo	oor Sq.	Ft.:								
		Buildin	ig Cost New:	Cost:		93,6	80		Co	st:							-		
Single Family				Resid	dential (Condition: 20)		Co	ommei	rcial	Occi	upanc	y Cod	le:		· · · · · · · · · · · · · · · · · · ·		
(100) □ Mo		ne		(10)		/orn Out			Pri	imary:			Ot	her1:		(Other2:		
(101) 🖵 One	<u></u>			(20)	*******	adly Worn			Co	ommei									
(102) □ Tw	<u>-</u>					verage			(1						l Steel		!		
(103) □ Spl				·· · ·		ood			(2						te Fran	ne			
(104) 🗆 1 1/				(50)		ery Good													
(111) Bi-1 (106) Oth				(60)	<u> </u>	xcellent			(4							t. Wal	ls		
Townhouse or		e Stelo.		Poció	lontial (Quality: 30			(5	<u> </u>		etai Fi le Fra		and W	aus				
(301) One		x otyte.		(10)		ow	_		⊢ `	ost Rai		IC LIA	unc			enditio			
(302) Two				(20)	-	air			_	0) \Box		·W	<u>_</u>		(1)		Worn	Out	
(307) 🗆 11/						verage	,		→	0) 🗆					(2)	<u> </u>	Badly	-	1
(308) 🗆 Spli	it Level	***				ood			\neg	0) 🗆				ge	(3		Avera		
(309) 🗆 21/	2 Story			(50)	□ V	ery Good		•	(40	0) 🗆	Hig	gh			(4		Good		
(304) 🗆 One	e Story I	Duplex		(60)	□ E:	kcellent									(5	0) 🗆	Very (Good	
(305) 🗆 Two	o Story I	Duplex													(60	0) 🗆	Excell	ent	
Assessor's	Adju	stment	to Sale Pr	rice ((+ or -):													
Assessor Co	mment	s and R	eason for Ac	djust	ment:												3		
CORP WI	<u> </u>		 .																
																	-		
																			
					 		_												
Comments f	rom						(ີ_ດm	ment	ts:			·					- -	
0003013	-		<u>-</u>							-70-4									
						-													
		-															/s: :		
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Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
WEBSTER - 91	Mo. 02 Day 06 Yr. 2024 Mo. 02 Day 06 Yr. 2024								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
BASIL LAND HOLDINGS LLC	GTP TLC REO P, LLC								
Street or Other Mailing Address 13575 Lynam Drive	Street or Other Mailing Address 13575 Lynam Drive State 7in Code								
CityStateZip CodeOmahaNE68138	CityStateZip CodeOmahaNE68138								
Phone Number (402) 558-2828	Phone Number (402) 558-2828 Is the grantee a 501(c)(3) organization? Yes Volume (402) 558-2828 If Yes, is the grantee a 509(a) foundation? Yes Volume Number (402) 558-2828								
Email Address n.a	Email Address n.a.								
7 Property Classification Number. Check one box in categories A and B. Check C	property is also a mobile home.								
<u> </u>) Property Type (C)								
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt								
	nd Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee								
	losure								
	Life Estate Sale Trustee to Beneficiary								
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.								
✓ Yes No	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)								
	Partnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse hild 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.)								
\$36,000	Yes No \$%								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes ✓ No	of the agent or title company contact.) Yes No								
305 NE Railway St, Blue Hill, NE, 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
— — — — —	Same as #6								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
	en (7) and Eight (8), Block Two (2), Original Town of								
Blue Hill, Webster County, Nebraska									
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?	\$								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$ 00,000,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
25 If this transfer is exempt from the documentary stamp tax, list the exemption									
correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and								
GTP TLC REO P, LLC by Alicia Hernandez	(402) 558-2828								
Sign Print or Type Name-of Fantee or Authorized Representative	Phone Number Authorized Agent 02/07/2024								
here Signature of Graziee or Authorized Representative	Title Date								
Register of Deed's Use O									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 2 Day 7 Yr. 24 \$ 81.00	BK2024 Kg 230								

Index	
Computer	
Assessor	
Carded	

Bk 2024, Pg 230

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of February A.D., 2024, at 12:51 o'clock PM. Recorded in Book 2024 on Page 230

Briskyndeth

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-24
\$ 81.00 By 05

CORPORATE WARRANTY DEED

THE GRANTOR, BASIL LAND HOLDINGS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, in consideration of Ten Dollars and other valuable consideration receipt of which is hereby acknowledged, conveys to GTP TLC REO P, LLC, A Nebraska Limited Liability Company GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, NE:

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

More commonly known as 305 NE Railway St, Blue Hill, NE, 68930.

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record 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 the title to the real estate against the lawful claims of all persons.

Executed: 02/0(0/1	024	_
		BASIL LAND HOLDINGS LLC, a Nebraska Limited Liability Company
		By: SIP TAX LIEN FUND 1, LLC, a Nebraska Limited Liability Company, Sole Member
		By:
STATE OF NEBRASKA)) ss.	Jared Hollinger, Manager
COUNTY OF SARPY	5	
On Lot day of Febr	<u>vary</u> 2024	before me, a Notary Public in and for said County,
personally came the above name	d Jared Hollinger	, Manager of SIP TAX LIEN FUND 1, LLC, a Nebraska
		ASIL LAND HOLDINGS LLC, a Nebraska Limited
		e to be the identical person whose name is affixed to the
		gold instrument to be his voluntary set and dead and the

WITNESS my hand and notarial seal the date last aforesaid.

GENERAL NOTARY - State of Nebraska MARIA ALICIA HERNANDEZ My Comm. Exp. November 3, 2025

voluntary act and deed of said company.

Notary Public

My Commission Expires: 1/3/2025

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date				S	cho	ol Dis	trict Cod	e		
91	20	24	231		1/	31/2024	Base: ()1-0	0123	Aff	iliat	ed:		Unit	fied:	
Location	ID	Sale	Number	τ	Jseabil	ity & Code#					Pa	rcel N	Number			
0005117	700		16		1		GeoCde	Twi	n Rng	Se	ct	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessec	d Va	lue		4131			0	0	0	30010		003	0000
Land		Imp	rovements			Total			Date of	Sale	Pro	perty	Classific	ation (Code	
2	,160		64,20	0		66,360	Status	P	roperty Type Zoning			oning	Location	Cit	y Size	Parcel Size
Assessor Lo	cation:	BLAD	EN (BLA)			A) 1	B)	01		C)	1	D) 1	E)	7	F) 2
						Residential				,			Commer	cial		
	Mul	tiple Im	provements:	Mul	tiple. Im	provements.:			Multiple.	Impr	ovem	nents. :				
	*	Constr	uction Date:	Con	struction	Date: 19:	20		Construct	ion I	Date:					
			Floor:	Floc	or Sq. Ft.	: 1,2	48		Floor Sq.	Ft. :						
		Buildin	g Cost New:	Cost	t:	144,1	95		Cost:							
Single Family	Style:	101		Res	sidentia	l Condition: 3()		Comme	rcial	Occ	cupan	cy Code:			
(100) 🗆 Mol	bile Hon	ne		(10) 🗆	Worn Out			Primary: Other1: Other2:							
(101) 🖵 One	Story			(20) 🗆	Badly Worn			Comme	rcial	Cor	ıstruc	tion Class:			
(102) □ Two				(30) 🙀	Average			(1)	Fi	repro	of Str	uctural Stee	l Frame	;	
(103) □ Split Level) 🗆	Good			(2)	Re	info	rced C	oncrete Fra	me		
(104) □ 1 1/2 Story) 🗆	Very Good			(3)	M	ason	гу Веа	ring Walls			
(111) □ Bi-Level) 🗆	Excellent			(4)	W	ood	or Stee	el Framed F	xt. Wal	ls	
(106) □ Oth	er								(5) 🛘	M	etal F	rame	and Walls			
Townhouse or	Duplex	Style:		Res	identia	Quality: 30			(6) 🗆	Po	le Fr	ame				
(301) □ One	 _			(10)) 🗆	Low			Cost Rank:					Conditio	on:	
(302) 🗆 Two			. <u>.</u>	(20)) 🗆	Fair			(10)	w		((10) U Worn Out			
(307) 🗆 1 1/2				(30)		Average			(20) ☐ Average (20) ☐ Badly Wom						Worn	
(308) □ Spli			-	(40)		Good			(30) ☐ Above Average (30) ☐ Average							ge
(309) 🗆 2 1/2				(50)		Very Good			(40) 🗆	Hi	gh		(40) 🗆	Good	
(304) □ One				(60)) 🗆	Excellent			(50) 🗆 Very Good							
(305) □ Two	Story L	Juplex			···								. (50) 🗆	Excelle	ent
Assessor's					•	-										
Assessor Co	mment:	s and R	eason for A	djus	stment	<u> </u>										
WD			· · · · · · · · · · · · · · · · · · ·						_				·			
			<u> </u>													
		-														
Comments fi	rom				<u> </u>		(lomn	nents:				·			
000511700																
White																
						1										
			<u></u>												(Conti	nue on back)



Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

16

FORM

521

The deed will	not be recorded unless this stateme	nt is signed and items 1-25 are accuratel	y completed.							
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
Webster	91	Mo. 01 Day 31 Yr. 2024	Mo. 01 Day 29 Yr. 2024							
5 Grantor's Name, Address, and Telepl	none (Please Print)	6 Grantee's Name, Address, and Telepho	one (Please Print)							
Grantor's Name (Seller) Tammy L. Heusinkvelt		Grantee's Name (Buyer) Jaden Becker								
Street or Other Mailing Address 2675 W. Riverside Road		Street or Other Mailing Address								
City Ayr, NE 68925	State Zip Code	City Blacker	State Zip Code							
Phone Number 402-705-7651		Phone Number Is the grantee a 501(c)(3) organization? Yes No 402-303-0641 If Yes, is the grantee a 509(a) foundation? Yes								
Email Address sschutte@charter-title.net		Email Address sschutte@charter-title.net								
7 Property Classification Number. Check of	one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status	(F	B) Property Type	(C)							
Improved	y	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Mobile Home Exempt							
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate	☐ Easement ☐ Le	and Contract/Memo Partition Sherri ease Personal Rep. Trust/ neral Quit Claim Warra	Trustee							
0.000	Auction Easement Gift	closure Irrevocable Trust Revocable Tru Life Estate Sale stor Trust Partition Satisfaction of	Trustee to Beneficiary							
11 Was ownership transferred in full? (If No, e	xplain the division.)	12 Was real estate purchased for sa X Yes No	ame use? (If No, state the intended use.)							
=	ncle to Niece or Nephew	Partnership, or LLC Self Spouse	Other							
14 What is the current market value of the rea \$102,000.00	al property?	15 Was the mortgage assumed? (If Yes, state the	e amount and interest rate.)							
16 Does this conveyance divide a current parc	:el of land?	17 Was transfer through a real estate agent or a of the agent or title company contact.)	title company? (If Yes, include the name Yes Keller Williams-Gretchen \(\subseteq \) No							
18 Address of Property 223 W Mariel St Bladen, NE 68928		19 Name and Address of Person to Whom Tax S Jaden Becker 0 80 4 0 4 Bladen, NE 68928	Statement Should be Sent							
18a No address assigned 18b	Vacant Land									
20 Legal Description Lots 5 and 6, Block 3, First Addition t	o Bladen, Webster County, Nebraska	a .								
21 If agricultural, list total number of acres	·									
22 Total purchase price, including any li	abilities assumed		\$ 102,000 00							
23 Was non-real property included in the	e purchase? 🗌 Yes 🔀 No (If Yes, en	ter dollar amount and attach itemized list.)	23 \$							
24 Adjusted purchase price paid for real25 If this transfer is exempt from the doc		n number	\$ 102,000 00							
Under penalties of law, I	declare that I have examined this statement	and that it is, to the best of my knowledge and belie	ef, true, complete, and							
correct, and that I am duly au	thorized to sign this statement.		•							
Jaden Becker Print or Type Name of Gran	tee or Authorized Representative		402-303-0641 Phone Number							
sign Jade Bake	Name Name									
here Signature of Grantee or Auth	norized Representative	_Grantee or Authorized Representative Fitle	January 31 2024 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. <u>2</u> Day <u>7</u> Yr. <u>2</u>	\$ 229.50	BK2024, 19 231								

NEBRASKA DOCUMENTARY

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this ______day Feb A.D., 2024 at 3:46 P.M. Recorded in Book 202 appentang County Clerk _Deputy 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 29 day of January, 2024.

STATE OF Nebraska COUNTY OF Adams

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

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	School District Code											
91	20	24	255		2/2	/2024	Base: 9	91-0	074	Affiliated: Unified:								
Location	ID	Sale	Number	U	seability	& Code#			Parcel Number									
000337800 17				1		GeoCde	Twn	Rng	Se	ct (Qrt	Sı	ıbdiv	Агеа	Blk	P	arcel	
	D	ate of S	ale Assessed	d Value		4133			0	0	0	20	055		013	00	000	
Land		Imp	rovements	Total					Date of Sale Property Classification Code									
4	,330	A-1- W	36,660	0		40,990	Status	Pı	roperty Ty	ре	Zon	ning	I	ocation	City Size		Parc	el Size
Assessor Lo	cation:	BLUE	HILL (E	3H)			A) 1	B)	01		C)	1	D	" 1	E)	6	F)	2
						Residential							Co	mmer	cial			•
	Mul	tiple Im	provements:	Mult	iple. Impro	vements.:			Multiple.	Impr	oveme	nts.:						
		Constr	uction Date:	Cons	truction Da	te: 19 :	26		Construc	tion I	Date :							
		1	Floor:	Floor	Sq. Ft. :	1,0	00		Floor Sq.	Ft.:								
	·	Buildin	g Cost New:	Cost	:	106,1	10		Cost:									_
Single Family	Style:	101		Res	idential C	ondition: 20	<u> </u>		Comme	rcial	Occu	upano	y C	ode:				
(100) □ Mo	bile Hon	ne		(10)	U W	orn Out			Primary	:		Ot	her1	l:		Other2:		
(101) 📮 On	e Story			(20)	Ba	ndly Worn			Comme	rcial	Cons	struc	tion	Class:				
(102) 🗆 Tw	o Story			(30)	□ A	verage			(1)	I Fi	гергоо	of Stri	uctu	ral Stee	l Fram	е		
(103) □ Spl	it Level			(40) □ Good					(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2				(50) Urry Good				(3) Masonry Bearing Walls										
(111) □ Bi-				(60) Excellent					(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth					· · · · · · · · · · · · · · · · · · ·								and	Walls				
Townhouse of		Style:				uality: 30					le Fra	ame						
(301) 🗆 On									Cost Ra						Condit			
(302)					□ Fa		· · · · · · · · · · · · · · · · · · ·		(10)							Worn		
(307) 🗆 1 1/				(30)		verage -			(20)							Badly		1
(308) □ Spl				(40) Good				(30) Above Average							Avera	ge		
(309) 🗆 21/		. 1		(50) □ Very Good (60) □ Excellent				(40) □ High							Good			
(304) □ One				(60)	L EX	cellent										l Very		
(305) 🗆 Tw					· · · · · · · · · · · · · · · · · · ·									(OU) L	Excell	ent	
Assessor Co):												
	mmeni	s and K	eason for A	ajus	ıment:	·												
WD																		
Comments	from							Comn	nents:							····		
000337	800																	
																(Clamb	imus s	hade
																(Cont	mue o	ı back)



Good Life. Great Service. DEPARTMENT OF REVENUE

FORM

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

521

	The deed will not be recorded	unless this statemer			tely comp	leted.	
1 County Name	2 County Number		3 Date of Sale/Trans		4 Date		21 . 70 of
Webster	91 ss, and Telephone (Please Print	<u> </u>		Yr. <u>LOZ4</u> e, Address, and Telep			30 Yr. <u>2024</u>
Grantor's Name (Seller)	ss, and relephone (riease rimit	<u> </u>	Grantee's Name (Bu		inone (i let	136 1 11111	
Jeffrey D. Poore			<u> </u>	erties, LLC, a Nebra	ska limite	d liability co	mpany
Street or Other Mailing Address 1850 S Juniata Ave			Street or Other Maili 7140 W Monume	•			
City Juniata	State NE	Zip Code 68955	City Ayr		Stat NE		Zip Code 68925
Phone Number			Phone Number () 402 - 984-	Is the grantee a 5			☐ Yes ☐ No
Email Address sschutte@charter-title.n	et	W. W.	Email Address sschutte@charte		100 u 000(u) roundation:	
7 Property Classification N	umber. Check one box in categorie	s A and B. Check C if p	roperty is also a mot	oile home.			
(A) Status	Garana .	(B) Property Type				(C)
	Multi-Family Agr	ustrial ricultural creational	Mineral Interests-N Mineral Interests-F	·	State As	ssessed	Mobile Home
Bill of Sale Co	onservator prrective eath Certificate - Transfer on Death	Distribution Lar Easement Lea Executor Min	ase [= = =	erriff ust/Trustee arranty	Other_	
9 Was transfer part of IRS lik exchange? (I.R.C. § 1031 Exchange) by buyer or seller. Buyer Seller	Auction	Easement Gift	closure	$\overline{}$	Trust	Trustee	on Death to Beneficiary Explain)
11 Was ownership transferred Yes No	in full? (If No, explain the division.)		12 Was	real estate purchased for	r same use?	(If No, state th	e intended use.)
13 Was the transfer between Yes No	relatives, or if to a trustee, are the trustee. Aunt or Uncle to Niece or Neph Brothers and Sisters Ex-spouse		Partnership, or LLC and Grandchild	e appropriate box.) Self Spouse Step-parent and Step	_	Other	
14 What is the current marke \$85,000.00			_ `_	assumed? (If Yes, state		and interest ra	ite.)
16 Does this conveyance divid	de a current parcel of land?		17 Was transfer through the agent or title	ugh a real estate agent o	r a title com Yes Cha	pany? (If Yes, i	nclude the name No
18 Address of Property 910 West York Street Blue Hill, NE 68930			Kanlilarka Dranar	s of Person to Whom Taties, LLC, a Nebrasi set 7140 W.	ca limited Monus	liability com ne nt Rd	
18a No address assigned	d 18b Vacant Land			Ayr, NE	4872	S	
20 Legal Description New Lots 4 and 7 of Bloo 21 If agricultural, list total num	ck 13, Hoover's Addition to Bluber of acres	ue Hill, Webster Cou	nty, Nebraska, as	surveyed and platte		,	
22 Total purchase price, in	ncluding any liabilities assumed				22	\$ 	85,000 00
23 Was non-real property	included in the purchase? Y	es 🕱 No (If Yes, ente	er dollar amount an	d attach itemized list.) 23	\$	
24 Adjusted purchase price	e paid for real estate (line 22 mi	nus line 23)				\$	85,000 00
Under pe	nalties of law, I declare that I have ex	xamined this statement a		of my knowledge and be	elief, true, co	omplete, and	
► KenWorks	hat I am duly authorized to sign this s Properties, LLC, a Nebraska limited li e Name of Grantee or Authorized Re	ability company			<u></u>	(402-) Phone Numb	<i>984</i> -1113 er
	Grantee of Authorized Representation A. Lu Ka Sie Wice		Grantee or Authoriz itle	zed Representative		<u>February</u> Date	2024
		Register of Deeds	' Use Only			For	Dept. Use Only
26 Date Deed Recorded		p or Exempt Number	28 Recording Data				
	yr. <u>24</u> \$ 191.	<u> </u>	RK309	4,1g ass			
Nebraska Department of Revenue				Authorized	by Neb. Rev.	Stat. §§ 76-214,	77-1327 (2)

NEBRASKA DOCUMENTARY

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day Feb A.D., 2024, at 3:51 o'clock__DM. Recorded in Book_202 on Page___255 abbey Fang County Clerk (A) Deputy _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 30 day of February, 2024.

STATE OF Nebraska

COUNTY OF _

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

Xara

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code						School District Code				
91	20	24	264	1/29	/2024	Base:	Base: 91-0074 Affiliated:					Unified:				
Location ID		Sale	Number	Parcel Number												
0013143	300		18	4	05	GeoCde	Twn	Rng	Se	ect (Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4135	4	9	2	9	0	00000	1	000	0000	
Land		Imp	rovements	Te	otal		D	ate of	Sale	e Prop	erty	Classific	ation (Code	·	
714	714,245			-	14,245	Status	Pro	perty Ty	ре	Zoning Location		City Size		Parcel Size		
		Irrigat	ion Type:	- 1						D) 3	E)	0	F) 10			
LCG		Æ	ACRES:	VAL	UE:		LCG			ACRES:			VALUE:			
IRRIGATE	ED 1A1					GR		ND 10	G1			7.450	206,430			
	1A					^{1G} 19.390				27,145						
	2A1		1776-70	_		^{2G1} 20.640				0.640	28,895					
	2A					2G										
·	3A1					3G1 22.890		32,045								
	3A							3	3G							
	4A1							40	G1							
	4A								4G							
DRYLANI	-		00.000		7 4 000	S		elt/Timb	_							
	1D 2D1		27.330		71,060	Accretion		+	0.000							
	2D1 2D		4.600 27.990		11,960	Waste		-			0.280			140		
	3D1		82.760	1	63,960 89,105	Other AG LAND TOTAL		<u>-</u> -		40	4.560	<u></u> -	7	14 245		
	3D		02.700		09,100			Roa	_			8.840		/	14,245	
4D1								Farm Sit	-			0.040				
4D			51.230		83,505			ome Sit	\dashv							
is a fill encour			52 (1974) (1974) 11 (1974)		yr chron e			Recreation								
	wellings							Oth	er							
Outb	ouildings	•				Noi	ı-AG	ГОТА	\mathbf{L}		8	8.840				
1 22222212			to Sale Pri									Valena				

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)

6 3430 6 3460 NEBRASKA Good Life, Great Service.

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

18

FORM **521**

DEPARTMENT OF REVENUE	 If additional space 	e is needed, add an attachn	nent and identify	the applicable item nu	mber.			
		orded unless this statemen						
1 County Name	2 County Nun	ber	3 Date of Sale/Transfer					
	WEBSTER - 91			Address, and Telephone (
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please P	ant)	Grantee's Name (B	uver)				
Bradley Meents Street or Other Mailing Ac	ldress		Meents Farm Street or Other Mai	s, LLC				
11301 Hambright	Rd	Zip Code	1937 Hwy 4		State	Zip Code		
City Huntersville	State NC	28078	Blue Hill Phone Number	Is the grantee a 5	State NE 501(c)(3) organizati	68930		
Phone Number (828) 301-3374			(402) 984-75	39 If Yes, is the grant	tee a 509(a) found	ation? Yes No		
Email Address bradleymeents@g	gmail.com		Email Address gmom.lori@g					
7 Property Classification	in Number. Check one box in	categories A and B. Check C if		nobile home.		(C)		
(A) Status			Property Type Mineral Interests-	Nonoraducina	State Assessed	Mobile Home		
[] Improved	Single Family	☐ Industrial ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Mineral Interests	_	Exempt			
Unimproved IOLL	Multi-Family Commercial	Recreational	Willester Medicato	, loadsing	· · · · · · · · · · · · · · · · · · ·			
8 Type of Deed	Conservator		nd Contract/Memo			Other		
	Corrective Death Certificate – Transfer on	Easement Lea	ase neral	Personal Rep Tru Quit Claim Wa	st/Trustee urranty			
9 Was transfer part o	of IRS like- 10 Type of Tran	nsier Distribution Forect	osure Irrevocat	ale Trust 🔲 Revocable Trus	· =	sler on Death		
kind exchange (I.R. Exchange) by buyer o	r seller?	Easement Gift	Life Esta	tuarint.	=	stee to Beneficiary		
Buyer Se		**	or Trust Partition	Satisfaction of (Vas real estate purchased for		er (Explain) LLC state the intended use.)		
✓ Yes No				Yes No	7 SEINE 6501 (116	,		
		ure the trustor and beneficiary rela	tives? (If Yes, check	the appropriate box.) Self	☐ Other			
✓ YesNo	=	-	and Grandchild	Spouse				
	Brothers and Sisters Ex-spouse	Parents and C		Step-parent and Ste	ep-child			
14 What is the current ma	urket value of the real property?			age assumed? (If Yes, state	-	terest rate.)		
\$2,006,000	Buct Adde of the test brobots.		Yes	☑ No \$	1000	%		
	divide a current parcel of land?			rough a real estate agent or title company contact.)	r a title company?	(if Yes, include the name		
18 Address of Property			19 Name and Add	ress of Person to Whom the	Tax Statement Sh	ould be Sent		
• •	are rural propertie	s	Meents Farms, U.C do Todd Meents					
18a No address assi	gned 18b 🗌 Vacant lan	d	1937 Hwy 4 Blue Hill, NE 68930	9				
20 Legal Description (Atta	ach additional pages, if needed)	, , , , , , , , , , , , , , , , , , , ,					
Please see at	tached Exhibit A							
Ad If Been Research	number of acres transferred in	this transaction 413.40						
			•		3	0.00		
	ce, including any liabilities a nty included in the purchase?	ssumed	. , , . ,		22	0'00		
23 was non-real prope ☐ Yes	ity niciaded in the pulchase? (If Yes, enter dollar amount)	and attach itemized list.) (see	instructions)		23	0,00		
		ne 22 minus line 23)			\$ 24	0 00		
25 If this transfer is ex	cempt from the documentar	y stamp tax, list the exemptio	n number5 (
Und	er penalties of law, I declare	hat I have examined this stateme	ent and that it is, to	the best of my knowledge a	and belief, true, co	mplete, and		
	nd that I am duly authorized to sel E. Sullivan	ign this statement.				(402) 462-2119		
Print of To	ge Name of Grantee or Author	zed Representative				Phone Number		
sign	May	acceptation .	Title	Attorney for Grantee	3	2- /-2024 Date		
here ' Signature	okGrantee of Authorized Repr	esemative /	(105					
		Register of Deed's Use O				For Dept. Use Only		
26 Date Deed Recorded Mo. 2 Day 9	~11 . ~ .	tamp or Exempt Number	28 Recording Dat	024 to 264				
Nebraska Department of Reve					Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)		

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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

proposition of the proposition o	
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	\$2,006,000.00

\$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;

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 members of the same family or a partnership or limi owned by members of the same family family, and all of the partnership or limited liability company are father fourth degree of kindred?	ted liability company where all interest is I shareholders of the corporation or mer mily members related to one another wit	nbers					
If No, is conveyance between two family entities whe owned by members of the same family and all owner within the fourth degree of kindred?	s are family members related to one anot	ther Yes II No					
Note: An entity, as Grantor or Grantee, whose stocanother entity is not eligible for this exemption.	k or interest is owned in whole or in p	art by					
Grantors (If entity, provide name of entity and list all members in table I	pelow. If individuals, list all in table below.)						
Members of Entity or Individuals		Isted Member or Grantor of Kindred)					
Bradley Meents	Self						
loni L. Learch	Sibling						
Aichael D. Meents	Sibling						
amara J. McHargue	Sibling						
odd Meents	Sibling						
Grantees (If entity, provide name of-entity and list all members in table Meents Farms, LLC	pelow. If individuals, list all in table below.)						
Members of Entity or Individuals		isted Member or Grantor of Kindred)					
Bradley Meents	Self						
oni L. Learch	Sibling						
lichael D. Meents	Sibling						
amara J. McHargue	Sibling						
odd Meents	Sibling						
Under penalties of law, I declare that the information production of the conveyance information described above. I further certify that documentation that supports this experies the conveyance information described above. I further certify that documentation that supports this experies that the conveyance information per section of the conveyance information production of the conveyance information production of the conveyance information production of the conveyance information described above.	emption is available for inspection at any time by the Ne Attorney Title	22-07-2024 Date					
Grantes Chartes Port Constant	Attorney	02-07-2024					

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 264

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 264-266

- Albert Lai

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

Bradley Meents, a married person, and resident of North Carolina, 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 seised 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: 1/29, 2024.

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

The foregoing instrument was acknowledged before me on January 29, 2024 by Bradley Meents, a married person, who is a resident of the State of North Carolina.

Jotary Public

OFFICIAL SEAL PUBLIC, NORTH CAROLINA KIM M. STEPHENS

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;

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and

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code							•		
91	20	024 267 12/21/2023				Base: 91-0074 Affiliated: Unified:									
Location	Ю	Sale	Number	Useability	& Code#	Parcel Number									
0013143	300		19	4	05	GeoCde	Twn	Rng	Se	ect ()rt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4135	4	9	2	9	0	00000	1	000	0000
Land		Imp	rovements	Т	otal		Ι	ate of	Sale	e Prop	erty	Classific	ation (Code	· · · · · ·
714	,245				714,245	Status	Pro	perty Ty	тре	Zon	ing	Location	Cit	y Size	Parcel Size
		Irrigat	ion Type:			A) 2	В)	05		C)	5	D) 3	E)	0	F) 10
LCG			ACRES:	VA	LUE:		LCG			- 4	CR	ES:	-to	VAL	UE:
IRRIGATE						GF		AND I	G1		14	7.450	206,430		
	1A								1G		1	9.390		27,145	
	2A1					2G1			G1		2	0.640	28,8		
	2A					2G		2G							
	3A1					3G1			GI		2	2.890			32,045
	3A								3G						
	4A1								G1						
	4A								4G						
DRYLAN						Shelterbelt/Timber									
····	1D		27.330		71,060		Accretion								
	2D1 2D		4.600 27.990		11,960	Waste Other						0.280			140
	3D1		82.760		63,960 189,105	AGI	AND	TOTA			40	4.560		7	14,245
	3D		02.700		100,100			Roa		"		8.840			, <u>2</u> J
	4D1							Farm Si	-+						
	4D		51.230		83,505		I	Iome Si	tes						
			2000 PM					Recreati	on						
	wellings					Other									
Out	buildings					No	n-AG	TOTA	Γ			8.840			
A	saggeris Adjustment to Sole Price (4 on).														

Dwellings	Other		
Outbuildings	Non-AG TOTAL	8.840	
		,	
Assessor's Adjustment to Sale Price (+ or -):	Total Re	ecapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; TRANSFER TO FAMILY LLC			
	-		
Comments from	Comments:		
001314300 001314801 001315000			
			(Continue on back)
			PAT 96-106-99

NEBRASKA-

FORM 521

Real Estate Transfer Statement

•To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life, Great Service.

	ment and identity the applicable item number.
	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 12 Day 21 Yr. 2023 4 Date of Deed Mo. 12 Day 21 Yr. 2023
WEBSTER - 91 ▼	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Joni L. Learch and Rick Learch	Meents Farms, LLC
Street or Other Mailing Address 19264 Woolworth Ave.	Street or Other Mailing Address 1937 Hwy 4
CityStateZip CodeOmahaNE68130	Blue Hill State Zip Code 68930
Phone Number (402) 305-0624	Phone Number (402) 984-7539 Is the grantee a 501(c)(3) organization? Yes No No
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 i	The state of the s
) Property Type (C)
Improved	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee
	losure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Other (Explain) LLC
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No No 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 rel	atives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Sett Other
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild 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.)
\$2,006,000	☐ Yes
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 Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
All properties are rural properties	Meents Farms, LLC
	c/c Todd Meents 1937 Hwy 4
18a No address assigned 18b Vacant land	Blue Hill, NE 68930
20 Legal Description (Attach additional pages, if needed.)	
Please see attached Exhibit A	
440.40	
21 If agricultural, list total number of acres transferred in this transaction 413.40	•
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	S
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	E : : : \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Michael E, Sullivan	{402} 462-2119
Brint of Wee Name of Grantee or Authorized Becresentative	Phone Number
sign //	Attorney for Grantee 2- 7-2024
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 2 Day 4 Yr. 24 8 Exempt 456	BR2024.14 267
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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

" Total

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

\$2,006,000.00

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;

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Certificate of Exemption – Documentary Stamp Tax

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

9	ed liability company where all interest is shareholders of the corporation or members nily members related to one another within	Yes 🔲 No
If No, is conveyance between two family entities where owned by members of the same family and all owners within the fourth degree of kindred?	are family members related to one another	Yes No
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	or interest is owned in whole or in part by	L
Grantors (If entity, provide name of entity and list all members in table be	elow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Membe (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 be Meents Farms, LLC	elow. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Membe (see Table of Kindred)	r or Grantor
Bradley Meents	Self	
Joni L. Learch	Sibling	
Michael D. Meents	Sibling	,
Tamara J. McHargue	Sibling	
Todd Meents	Sibling	
details of the conveyance information described above.	rided above is true, complete, and correct and that I am familiar with all more and that I am familiar with all more and the I am familiar with all more and the I am familiar with all more and the I am familiar with all	
sign	Attorney	02-07-2024
here Granto or Grantor Representative	Title Attorney	Date 02-07-2024
Grantee or Grantee Represer tative	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 267

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

gudlysettA

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 | 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.

GENERAL NOTARY - State of Nebraska
JOSEPH R DOBROVOLNY
My Comm. Exp. September 3, 2024

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;

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and

Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	Sale	e Date	School District Code									
91 20	24	270	1/29	/2024	Base: 91-0074 Af				Affiliated: Unified:					
Location ID	Useability	& Code#			•		Parcel Number							
001314300		20	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4135	4	9	2	9	0	00000	1	000	0000
Land	Imp	provements	T	otal		D	ate of	Sale	e Pro	operty	Classific	ation (Code	
714,245				714,245	Status	Proj	perty Ty	ре	z	oning	Location	ı Cit	y Size	Parcel Size
	Irrigat	tion Type:	, ,		A) 2	B)	05		C)	5	D) 3	E)	0	F) 10
LCG		ACRES:	VAI	LUE:		LCG				ACR	ES:		VAL	ÚE:
IRRIGATED 1A	1				GF	RASSLA	ND 19	G1		14	7.450		2	06,430
1.	A							1G	19.390				27,145	
2A	1				2G1			G1	20.640					28,895
2.	A				2G			2G						
3A	1				3G1					2	2.890			32,045
3,	A						3	3G						
4A	1						40	Gl						
4,	A							4G						
DRYLAND 1D	_				;	Shelterbe		_						
1]		27.330		71,060	Accretion							:		
2D		4.600		11,960		Waste					0.280			140
21		27.990		63,960	Other AG LAND TOTAL			-						
3D		82.760	1	189,105	AGL	AND '		-			4.560		7	14,245
31	+						Roa	\rightarrow			8.840			
4D		F1 000		00 505			arm Sit	-						
		51.230	16	83,505			ome Sit Lecreati	-						
Dwelling						r		-						<u> </u>
Outbuilding					No	n-AG	Oth FOTA				8.840			
A		A CI D			. 10						8.840			

		2100 210 101	710	0.040	
Assessor's Adjustment to Sale Pr	rice (+ or -):	Tota	al Recaptu	re Value:	
Assessor Comments and Reason for Ad	ljustment:	*			
WD; TRANSFER TO FAMILY I	LLC				
		-	· -		
	· · ·				
Comments from		Comments:			
001314300 001314801 0013	315000				
404					
					(Continue on back)

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

· If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Day __29 2024 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Meents Farms, LLC Michael D. Meents Street or Other Mailing Address 1937 Hwy 4 Street or Other Mailing Address 1507 Stagecoach Rd. Zip Code 68801 State State Zip Code 68930 Blue Hill NE Grand Island √ Ņo Phone Number (402) 984-7539 Is the grantee a 501(c)(3) organization? Yes Phone Number (308) 383-4211 If Yes, is the grantee a 509(a) foundation? Email Address mdmpestcontrol@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. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family Industrial Mineral Interests-Producing ✓ Unimproved ✓ Agricultural Exempt Multi-Family ☐ IOLL Recreational Commercial Sheriff Other 8 Type of Deed Conservator Distribution I and Contract/Memo Partition Trust/Trustee Bill of Sale Corrective Fasement Lease Personal Ren Quit Claim Mineral √ Warranty Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Satisfaction of Contract Buyer Seller V No Court Decree Exchange Grantor Trust Partition ✓ Other (Explain) LLC 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Other √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Fx-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$2,006,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **V** No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Meents Farms, LLC All properties are rural properties cia Todd Meents 1937 Hwy 4 18a No address assigned Blue Hill, NE 68930 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? 0,00 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 5 (b) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan (402) 462-2119 Type Name of Grantee or Authorized Representative Phone Number Attorney for Grantee -2024 2here ized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or _ Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Super

edes 96-269-2008 Rev. 6-2019

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	\$2,006,000.00

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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 corp members of the same family or a partnership or limited lia owned by members of the same family family, and all shar of the partnership or limited liability company are family the fourth degree of kindred?	ability company where all interest is eholders of the corporation or members	Yes 🔲 No
If No, is conveyance between two family entities where all owned by members of the same family and all owners are i within the fourth degree of kindred?	family members related to one another	Yes 🔲 No
Note: An entity, as Grantor or Grantee, whose stock or another entity is not eligible for this exemption.	interest is owned in whole or in part by	
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 Membe (see Table of Kindred)	r or Grantor
Bradley Meents	Self	
Joni L. Learch	Sibling	
Michael D. Meents	Sibling	
Famara J. McHargue	Sibling	
Todd Meents	Sibling	
Grantees (If entity, provide name of entity and list all members in table below. Meents Farms, LLC	If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member (see Table of Kindred)	or Grantor
Bradley Meents	Self	
loni L. Learch	Sibling	
/lichael D. Meents	Sibling	
amara J. McHargue	Sibling	
odd Meents	Sibling	
details of the conveyance information described above. I further certify that documentation that supports this exemption	above is true, complete, and correct and that I am familiar with all on is available for inspection at any time by the Nebraska Department	nt of Revenue.
here Franto or Grantor Representative	Attorney Title	02-07-2024 Date
Grantee or Grantee Representative	Attorney Title	02-07-2024 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 270-272

Bk 2024, Pg 270

Sindlywoods

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 seised 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. GENERAL NOTARY - State of Nebraska STATE OF NEBRASKA HENRY A. MCFARLAND My Comm. Exp. May 17, 2027 COUNTY OF HALL The foregoing instrument was acknowledged before me on an agent, 2024 beld D. Meents, a single person.

Notary Public Michael D. Meents, a single person.

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;

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and

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code								School District Code								
91	20	024 273 12/20/2023					Base: 91-0074 Affiliated: Unified:															
Location ID Sale Number			Number	Useability	& Code#	Parcel Number																
0013143	300		21	4	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Агеа	Blk	Parcel								
Date of Sale Assessed Value					4135	4	9	2	9	0	00000	1	000	0000								
Land		Imp	provements	To	otal		D	ate of	Sale	Prop	perty	Classific	ation (Code								
714	,245				714,245	Status	Pro	perty Ty	уре	Zor	ning	Location	Cit	y Size	Parcel Size							
		Irrigat	ion Type:	-		A) 2	B)	05		C)	5	D) 3	E)	0	F) 10							
LCG			ACRES:	VAI	ΔUE:		LCG				ACR	ES:	·	VAL	UE:							
IRRIGATE						GI	RASSLA	ND 1	G1		14	7.450		2	06,430							
	1A					1G			1G	19.390					27,145							
	2A1					2G1			G1	20.640				28,895								
	2A					2G			2G													
	3A1					3G1			G1		2	2.890			32,045							
	3.A							;	3G													
	4A1					4G1			GI													
	4A								4G													
DRYLANI) 1D1						Shelterb	elt/Timl	ber													
	1D	· 	27.330	71,060		Accretion																
	2D1	1	4.600		11,960	Waste				•		0.280			140							
	2D	 	27.990		63,960			Otl														
	3D1	<u> </u>	82.760	1	189,105	AGI	AND '		-+			4.560	************************************	7	14,245							
	3D	<u> </u>						Roa				8.840										
****	4D1	 						Farm Si	+													
	4D		51.230		83,505			ome Si	_													
							ŀ	Recreati	-													
Dwellings Outbuildings			Nī	n-AG	Oti			-	0.046													
Out.	- andmigs	ļ.,				110	II-AG	IOIA	XL/			8.840										

Outoundings	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)

NEBRASKA Good Life, Great Service,

Nebraska Department of Revenue

Form Na. 96-269-2008 10-2020 Rev. Supe

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. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo._ 12 Mo.__12 Day __20 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Meents Farms, LLC Tamara J. McHargue Street or Other Mailing Address Street or Other Mailing Address 1765 Blackhawk Drive 1937 Hwy 4 Zip Code 68521 State NE City Blue Hill Zip Code 68930 City NE Lincoln Phone Number (402) 440-0940 Is the grantee a 501(c)(3) organization? √ No Phone Number (402) 984-7539 Yes If Yes, is the grantee a 509(a) foundation? Email Address mcharguet@gmail.com 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. (C) (A) Status (B) Property Type Mineral Interests-Nonproducing Improved Single Family Industrial State Assessed Mobile Home Unimproved Mineral Interests-Producing Multi-Family √ Agricultural Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other. Bill of Sale Personal Rep. Corrective Easement Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Executor Was transfer part of IRS like-10 Type of Transier Distribution Irrevocable Trust Revocable Trust Transfer on Death Foreclosure kind exchange (I.R.C. § 1031 Auction Gift Life Estate Sale Trustee to Beneficiary Easement Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract ✓ Other (Explain) LLC 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. √ Yes No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Other. Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Step-parent and Step-child Parents and 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.) \$2,006,000 ✓ No. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Meents Farms, LLC All properties are rural properties do Todd Meents 1937 Hwv 4 18a No address assigned Blue Hill, NE 68930 18b Vacant land 20 Legal Description (Attack additional pages, if needed.) Please see attached Exhibit A 21 If agricultural, list total number of acres transferred in this transaction 413.40 22 0,00 23 Was non-real property included in the purchase? 0,00 Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 5 (b) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan (402) 462-2119 Type Name of Grantee or Authorized Representative Phone Number Attorney for Grantee 7-2024 d Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Day

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

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NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

Certificate of Exemption – Documentary Stamp Tax

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

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Famara J. McHargue	Sibling	
Fodd Meents	Sibling	
Under penalties of law, I declare that the information provided details of the conveyance information described above. I further certify that documentation that supports this exemption is sign here Grantov or Grantor Representative		
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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/09/24 \$ Ex05b

By AS

Bk 2024, Pg 273

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

Sind Lysedolf A

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 seised 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 <u>Z</u>, 2023.

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.

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

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

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code										
91	20	24	276	12/1	12/19/2023 Base: 91-0074 Af			Aff	ffiliated: Unified:							
Location	ID	Sale	Number	Useability	Parcel Number											
0013143	300		22	4	05	GeoCde	Twn	Rng	Sect Qrt Subdiv			Subdív	Area Blk Parc		Parcel	
	D	ate of S	ale Assessed	Value		4135	4	9	2	29 0 00000			1	000	0000	
Land		Imp	rovements	Т	Total			Date of Sale Property Classification Code								
714	,245				714,245	Status	Pro	perty Ty	уре -	z	oning	Location	City Size		Parcel Size	
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E) 0		F) 10	
LCG ACRES: VALUE:				LCG			'	ACR	ES:	<u> </u>	VAL	UE:				
IRRIGATE	ED 1A1	1				GR	RASSLA	ND 1	Gl		147.450			206,430		
	1A					1G			19.390			27,145				
	2A1					2G1			20.640				28,895			
	2A					2G										
	3A1					3G1		22.890		32,045		32,045				
	3A								3G							
	4A1					4G1		G1								
	4A								4G							
DRYLANI							Shelterb		\dashv							
	1D	† 	27.330		71,060			Accreti								
	2D1		4.600	<u> </u>	11,960	Waste		-			(140			
	2D 3D1	 	27.990		63,960	Other AG LAND TOTAL				1						
	3D1 3D	1	82.760		189,105	AGL	ALL TUD	Roz	-	404.560 8.840				14,245		
	4D1	 					1	Farm Si				0.040				
	4D	 	51.230		83,505			lome Si	-							
	Contract Inc.	100000000000000000000000000000000000000			in Carlo			Recreati	_							
2 3 41 10 3 4 10 10 10 10 10 10 10 10 10 10 10 10 10	wellings	1	- manufacture of the control of the	was the second of the second o	and the second constitution of the			Oti	\dashv							
	ouildings					No	n-AG					8.840				
		ł														

	0.040
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)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM 521

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

The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91 ▼	Mo. 12 Day 19 Yr. 2023 Mo. 12 Day 19 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Todd Meents and Lori D. Meents	Grantee's Name (Buyer) Meents Farms, LLC
Street or Other Mailing Address 1937 Hwy 4	Street or Other Mailing Address 1937 Hwy 4
City State Zip Code Blue Hill NE 68930	City State Zip Code NE 68930
Phone Number (402) 984-7539	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 984-7539 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address gmom.lori@gmail.com	gmom.lori@gmail.com
7 Property Classification Number. Check one box in categories A and B. Check C if	
) Property Type (C)
Improved	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor Min	neral Quit Claim 📝 Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fored	losure Imevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract V 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 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and Ci	
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
15 Does this conveyance divide a current parcel of land?	17. Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
All properties are rural properties	Meents Farms, LLC c/o Todd Meents
18a No address assigned 18b Vacant land	1937 Hwy 4 Blue Hili, NE 68930
20 Legal Description (Atlach additional pages, if needed.)	
Please see attached Exhibit A	
. Todas out and more Extractive	
21 If agricultural, list total number of acres transferred in this transaction 413.40	·
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	<u> </u>
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots \dots$	
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 stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Michael E. Sullivan	(402) 462-2119
Print of Type Name of Grantee or Authorized Representative	Phone Number
sign	Attorney for Grantee 2- 7-2024
here Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use On	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Slamp or Exempt Number.	28 Recording Data
Mo. 2 Day 9 Yr. 24 \$ Exempt #56	BK2024, 19 276
Nebraska Department of Revenue	Authorized by Neb. Rev. Stal. §§ 76-214, 77-1327(2)

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

Re: Grantee Meents Farms, LLC

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

Total

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

\$2,006,000.00

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;

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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 commembers of the same family or a partnership or limited owned by members of the same family family, and all so of the partnership or limited liability company are family fourth degree of kindred?	I liability compa hareholders of t ily members rela	ny where all interest is the corporation or members ted to one another within	. • Yes No	
If No, is conveyance between two family entities where owned by members of the same family and all owners a within the fourth degree of kindred?	re family memb	ers related to one another	🔲 Yes 🔲 No	
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	or interest is ow	ned in whole or in part b	у	
Grantors (If entity, provide name of entity and list all members in table be	ow. If individuals, lis	t all in table below.)		
Members of Entity or Individuals	-	Relationship to First Listed (see Table of K		
Bradley Meents	Self			
Joni L. Learch	Sibling		-	
Michael D. Meents	Sibling			
Гатага J. McHargue	Sibling			
Fodd Meents	Sibling			
Grantees (If entity, provide name of entity and list all members in table be Meents Farms, LLC	low. If individuals, lis	t all in table below.)		
Members of Entity or Individuals	I	Relationship to First Listed (see Table of K		
Bradley Meents	Self			
Joni L. Learch	Sibling			
Michael D. Meents	Sibling	,		
Famara J. McHargue	Sibling			
Todd Meents	ng			
Under penalties of law, I declare that the information provide details of the conveyance information described above. I further certify that documentation that supports this exementation that supports the exemple of the conveyance of the conveya				
here Granto or Grantor Representative		Title	Date	
Grantee or Grantee Representative	•	Attorney Title	02-07-2024 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

Justy Jane

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 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.

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

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;

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and