

10560.03

NEBRASKA

Manufactured Housing Transfer Statement

FORM

Good Life. Great Service.
DEPARTMENT OF REVENUE

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

521MH

1 County Name Webster		2 County Number	3 Date of Sale Mo. 3 Day 4 Yr. 2024				
5 Seller's Name, Address, and Telephone (Please Print) Seller's Name Jacqueline Greever Current Mailing Address (Number and Street or PO Box) 2701 Grand Ave #98 City Hearney State NE Zip Code 68847			6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name Lukas Turner Current Mailing Address (Number and Street or PO Box) 206 S Sycamore City Blue Hill State NE Zip Code 68930				
Daytime Phone		Email Address		Daytime Phone		Email Address	

7 Type of Transfer
 Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain.) _____

8 Was ownership transferred in full? (If No, explain the division.)
 YES NO _____

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)
 YES NO Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership
 Grandparents and Grandchild Brothers and Sisters Self Other _____
 Parents and Child

11 What is the current market value of the manufactured housing?
\$965

12 Was the mortgage assumed? (If Yes, state amount and interest rate.)
 YES NO \$ _____ at _____ %

13 Was the sale through an real estate agent or title company?
 YES NO If Yes, include the name of the agent: _____

14 Length (Without Hitch) 56	15 Width 14	16 Make Sandpointe	17 Model	18 Year 1978
--	-----------------------	------------------------------	----------	------------------------

19 Vehicle Identification Number
678469387

20 Situs address of the Manufactured Home Before Sale
Lot 14 West Gage St. Blue Hill

21 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as buyer's address

20a Situs address of the Manufactured Home After Sale
Same

22 Name and Address of the Land Owner
**Blue Haven Property Management Group
 PO Box 368
 Blue Hill, NE 68930**

23 Legal Description of the Land
**All Blk 2 + Lot 5 Blk 3
 Both in Hoovers Add + All of Eggert
 Add. + Tract in Outlot 7 Blue Hill Annex
 9-4-10 Lot 14**

24 Total purchase price, including any liabilities assumed.....	24	500	-
25 Was non-real property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)			
25a Furnishings	25a		
25b Moving Costs	25b		
25c Set-up Costs	25c		

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

sign here **Lukas Turner** (402) 831-0515
 Print or Type Name of Buyer or Authorized Representative Daytime Phone

Lukas Turner 3-15-24
 Signature of Buyer or Authorized Representative Title Date

This statement should be filed with the county treasurer in the county where the application for title is made. Retain a copy for your records.



N0003205063

NEBRASKA CERTIFICATE OF TITLE

Vehicle Identification Number 678469387 Year 1978 Make / Model SANDPOINTE / 14 X 60

Previous Title NE 17318450003 Body Style MANUFACTURED HOME Color TAN / BROWN

Mail To JACQUELINE GREEVER 1002 W GAGE ST LOT 14 BLUE HILL NE 68930-5541

Purchase Date 01-Dec-2022 Issue Date 01-Dec-2022

Residential Address 1002 W GAGE ST LOT 14 BLUE HILL NE 68930-5541 Owner Name(s) JACQUELINE GREEVER

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING

NO TENTHS

CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.

2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

Lukas Turner

SIGNATURE OF SELLER

Jacqueline Greever

ADDRESS

206 S Sycamore

SIGNATURE OF SELLER

Jacqueline Greever

CITY

Blue Hill

STATE

NE

ZIP

68930

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

Lukas Turner

DATE OF SALE

3-4-24

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

G 6710159

County WEBSTER

Title Number N0003205063

Witness My Hand And Official Seal The Date Shown

County Official

Janet Knehan

JANET K KNEHANS

\$10.00



VOID IF ALTERED OR DUPLICATE ISSUED



DepartmentOfMotorVehiclesVictory

Image Type: Title

Letter ID: L0029143462

User: c45u0007

Printed: 15-Mar-2024

Office: WEBSTER

Vehicle ID: 678469387

Title Number: N0004485150

Primary Owner: TURNER, LUKAS O

Transaction ID: N72L279DT5

NEBRASKA CERTIFICATE OF TITLE



N0004485150

Vehicle Identification Number 678469387
Year 1978 **Make / Model** SANDPOINTE / 14 X 60

Previous Title NE N0003205063
Body Style MANUFACTURED HOME
Color TAN / BROWN

Mail To
 LUKAS O TURNER
 206 S SYCAMORE ST
 BLUE HILL NE 68930

Purchase Date 04-Mar-2024
Issue Date 15-Mar-2024

Residential Address
 206 S SYCAMORE ST
 BLUE HILL NE 68930
Owner Name(s)
 LUKAS O TURNER

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

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NO TENTHS

CAUTION
 READ CAREFULLY
 BEFORE YOU
 CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.

2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

G 7288830

County Official

Janet Knehans

JANET K KNEHANS

County
 WEBSTER

Witness My Hand And Official Seal The Date Shown

Title Number
 N0004485150



\$10.00

VOID IF ALTERED OR DUPLICATE ISSUED

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	MH1	3/4/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002652300				1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	9	0	20070		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
		2,795		2,795		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 3	B) 01	C) 1	D) 1	E) 6	F) 0			
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1978				Construction Date :						
Floor:				Floor Sq. Ft. : 784				Floor Sq. Ft. :						
Building Cost New:				Cost : 32,775				Cost :						
Single Family Style: 100				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
MANUFACTURED HOME ; 1978 SANDPOINTE 14'X56'														
Comments from						Comments:								
002652300														

(Continue on back)

Real Estate Transfer Statement

23

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>16</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>2</u> Day <u>16</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Edith J. Watson, Successor Tr Ted E. Delka RevTr Street or Other Mailing Address 703 Road 1625 City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Schultz Street or Other Mailing Address 2086 Road F City Guide Rock State NE Zip Code 68942			
Phone Number (402) 746-4280				Phone Number 402-519-1087		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$162,000

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

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

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

18 Address of Property
**2086 Road F
Guide Rock, NE 68942**

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **17.94 +-**

22 Total purchase price, including any liabilities assumed	\$	162,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	162,000.00

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

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

sign here

Mark Schultz
Print or Type Name of Grantee or Authorized Representative

Mark Schultz
Signature of Grantee or Authorized Representative

Grantee
Title

402-519-1087
Phone Number

2/16/2024
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>16</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>364.50</u>	28 Recording Data BK2024, Pg 285

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

A tract of land being part of the East One-half of the Southeast Quarter (E1/2SE1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska being more particularly described as follows: Commencing at the Southeast corner of said Section 5; thence South 89°59'47" West, (assumed bearing) on the South line of said East ½ of the Southeast Quarter, a distance of 378.62 feet to the Point of Beginning; thence North 00°16'13" East, a distance of 319.21 feet; thence North 87°20'35" West, a distance of 410.25 feet; thence North 38°40'40" West, a distance of 341.49 feet; thence North 00°42'10" East, a distance of 1046.32 feet; thence North 87°32'43" West, a distance of 56.50 feet; thence North 57°28'43" West, a distance of 187.68 feet; thence South 88°59'50" West, a distance of 112.56 feet to the West line of said East One-half of the Southeast Quarter; thence South 00°23'00" West, a distance of 1752.50 feet to the Southwest corner of said East One-half of the Southeast Quarter; thence North 89°59'47" East, on the south line of said East One-half of the Southeast Quarter a distance of 197.75 feet; thence North 00°00'13" West, a distance of 55.00 feet; thence North 89°59'47" East, a distance of 180.00 feet; thence South 00°00'13" East a distance of 55.00 feet to said South line; thence North 89°59'47" East on said South line a distance of 570.10 feet to the point of beginning, subject to county road right of way.

Parcel Information	
Parcel ID	001002200
Current Owner	DELKA, TED E-TRUSTEE DELKA, TED E-REVOC TRUST
Legal Description	5-1-9 E1/2SE1/4 5-1-9

LANDUSE				
LANDUSE	SOIL	LVG	GIS Acres	Deeded Acres
Farm site (farm buildings) 1 to 10 priced buildings	Farm site (farm buildings) 1 to 10 priced buildings	Farm site (farm buildings) 1 to 10 priced buildings	1.00	4.48
GRASS	4148	2G1	0.38	1.70
GRASS	3852	1G1	14.37	64.34
GRASS	3553	1G1	0.26	1.16
GRASS	2669	1G	0.34	1.51
Home site - first home located on property	Home site - first home located on property	Home site - first home located on property	1.00	4.48
Road	Road	Road	0.58	2.60
			17.93	80.27

* N/A: Code not found in CAMA system

Total By Landuse		
Landuse	GIS Acres	Deeded Acres
Other	2.58	11.56
GRASS	15.35	68.71

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	285	2/16/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001002200	23	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	5	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
386,360	105,745	492,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	14.630	22,680					
	1A				1G	0.340	525					
	2A1				2G1	0.380	550					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D			Other								
	3D1			AG LAND TOTAL		15.350	23,755					
	3D			Roads		0.580						
	4D1			Farm Sites		1.000	13,840					
	4D			Home Sites		1.000	25,000					
				Recreation								
	Dwellings		81,305	Other								
	Outbuildings		24,440	Non-AG TOTAL		2.580	38,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE 'S DEED	
Comments from	Comments:
001002200	

(Continue on back)

24
Real Estate Transfer Statement

FORM 521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>15</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>02</u> Day <u>14</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ted E. Delka, Trustee; Ted E. Delka Revocable Trust Street or Other Mailing Address % Edith Watson, Successor Trustee City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leonard D. Delka Street or Other Mailing Address 403 N. Church Street City Doniphan State NE Zip Code 68832			
Phone Number NA				Phone Number 402-960-4994		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address sschutte@charter-title.net				Email Address sschutte@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$42,400.00

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

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

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

18 Address of Property
 , NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
Leonard D. Delka
403 N. Church Street
Doniphan, NE 68832

18a No address assigned 18b Vacant Land

20 Legal Description
Lots 1 and 2, in Section 8, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded for railroad right-of-way in Book D, Page 247; AND EXCEPT that portion deeded to the United States of America in Book 29, Page 55; AND EXCEPT that portion deeded to the County of Webster in Book 89, Page 1451.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$	42,400	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	42,400	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

sign here

▶ <u>Leonard D. Delka</u> Print or Type Name of Grantee or Authorized Representative	402-960-4994 Phone Number
▶ <u>Leonard D. Delka</u> Signature of Grantee or Authorized Representative	<u>February 15, 2024</u> Date
_____ Grantee or Authorized Representative	_____ Title

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>16</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>96.75</u>	28 Recording Data <u>BK2024, Pg 294</u>

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 16 day of Feb A.D., 20 24 at 2:03 o'clock P M. Recorded in Book 2024 on Page 294
Abbey Haug County Clerk
ID Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-16-24
\$ 96.75 By AS

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

TRUSTEE'S WARRANTY DEED

EDITH J. WATSON, SUCCESSOR TRUSTEE; TED E. DELKA REVOCABLE TRUST, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, LEONARD D. DELKA, all of GRANTOR'S interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Lots One (1) and Two (2), in Section Eight (8), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded for railroad right-of-way in Book D, Page 247, AND EXCEPT that portion deeded to the United States of America in Book 29, Page 55, AND EXCEPT that portion deeded to the County of Webster in Book 89, Page 1451.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 2/14/2024, 2024.

TED E. DELKA REVOCABLE TRUST
BY: Edith J. Watson
Edith J. Watson, Successor Trustee; Ted E. Delka Revocable Trust

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 14th day of February, 2024, by Edith J. Watson, Successor Trustee; Ted E. Delka Revocable Trust, Grantor.

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

Sara A. Schutte
Notary Public Sara A. Schutte

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	294	2/15/2024	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001003500		24		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	8	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
53,275				53,275		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	12.620		17,670				
	1A						1G							
	2A1						2G1	2.580		3,215				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	6.460		3,230				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	10.050		26,130		Accretion								
	2D1					Waste								
	2D	0.070		160		Other								
	3D1					AG LAND TOTAL		33.540		53,275				
	3D					Roads		1.860						
	4D1	1.300		2,120		Farm Sites								
	4D	0.460		750		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.860						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; SALE BETWEEN BROTHERS	
Comments from	Comments:
001003500	

(Continue on back)

40550

Real Estate Transfer Statement

25

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

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

1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>21</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>2</u> Day <u>21</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles E. Lewis and Barbra J. Lewis Street or Other Mailing Address <i>141 N Cherry St</i> City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970	
Phone Number <i>N/A</i>		Phone Number (254) 718-9674	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address <i>n/a</i>		Email Address <i>n/a</i>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$67,000

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

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

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

18 Address of Property
**141 N Cherry Street
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt's First 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	\$	67,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	67,000.00

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

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

Merna C. Van Beber, Member, Van Beber Properties, LLC

(254) 718-9674

sign here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Merna C. Van Beber Member

Grantee

221/2024

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>21</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>150.75</u>	28 Recording Data BK 2024, Pg 301

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Feb A.D., 20 24, at 2:42 o'clock PM. Recorded in Book 2024 on Page 301
Abbey Hainig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-21-24
\$ 150.75 By AD

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

WARRANTY DEED

Charles E. Lewis and Barbra J. Lewis, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Executed February 21, 2024.

Charles E. Lewis
Charles E. Lewis

Barbra J. Lewis
Barbra J. Lewis

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 21, 2024 by Charles E. Lewis and Barbra J. Lewis, husband and wife.

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

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	301	2/21/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000166600		25		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10105		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,185		78,775		80,960		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,294	Floor Sq. Ft. :
Building Cost New:	Cost : 165,355	Cost :
Single Family Style: 104	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000166600	
(Continue on back)	

Real Estate Transfer Statement

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

26

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 2 Day 21 Yr. 24	4 Date of Deed Mo. 2 Day 19 Yr. 24
---------------	---------------------------------	--	---------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marilyn Pritts Street or Other Mailing Address 327 W 3rd Avenue City Red Cloud State NE Zip Code 68970 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Charles E. Lewis and Barbra J. Lewis Street or Other Mailing Address 327 W 3rd Avenue City Red Cloud State NE Zip Code 68970 Phone Number (402) 768-8291 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$72,000

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

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

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

18 Address of Property
327 W 3rd Avenue
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lots Thirteen (13) and Fourteen (14), Block Twenty (20), Original Town 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	\$	72,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	72,000.00

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

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

sign here

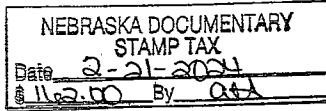
Charles E. Lewis (402) 768-8291
 Print or Type Name of Grantee or Authorized Representative Phone Number
Charles E. Lewis Grantee
 Signature of Grantee or Authorized Representative Title Date 2/21/24

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 21 Yr. 24	27 Value of Stamp or Exempt Number \$ 162.00	28 Recording Data BK 2004, Pg 302

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21st day of February A.D., 2024, at 3:30 o'clock P. M. Recorded in Book 2024 on Page 300
Annex Havig County Clerk
510.00 Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Marilyn Pritts, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Charles E. Lewis and Barbra J. Lewis, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska

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

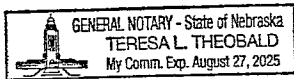
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 19, 2024.

Marilyn Pritts
Marilyn Pritts

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 19, 2024 by Marilyn Pritts, a single person.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	302	2/21/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000111400		26		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		020	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		61,855		62,950		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1915	Construction Date :
Floor:		Floor Sq. Ft. : 1,302	Floor Sq. Ft. :
Building Cost New:		Cost : 140,610	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000111400	

(Continue on back)

352110

Real Estate Transfer Statement

27

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>23</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>2</u> Day <u>20</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Archie Talkington, PR of Est of Joyce E. Talkington Street or Other Mailing Address 2583 Manderson St City Omaha State NE Zip Code 68111		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan B. Schriener Street or Other Mailing Address 325 W 6th Avenue 1112 Road K City Red Cloud State NE Zip Code 68970	
Phone Number n/a	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a	Email Address n/a		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$20,500

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

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

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

18 Address of Property
**526 N Elm Street
 Red Cloud, NE 689970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23), Block Two (2), Richardson' s Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	20,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	20,500.00

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

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

Jonathan B. Schriener
 Print or Type Name of Grantee or Authorized Representative

Jonathan B Schriener
 Signature of Grantee or Authorized Representative

Grantee
 Title

402-746-4149
 Phone Number

2/23/2024
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>47.25</u>	28 Recording Data BL 2024, Pg 328

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

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

Seller: PRITTS, MARILYN
Buyer: LEWIS, CHARLES E & BARBRA J
Parcel ID: 00011400
Additional Parcels:
Book: 2024 Page: 302
Sale Date: 02/21/2024 Price: \$72,000.00
Legal Description: LOTS 13 & 14 BLOCK 20 ORIGINAL TOWN RED CLOUD

Residential

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

(SELLER BUYER) What was the total purchase price? \$ 72,000⁰⁰

(SELLER BUYER) Were any changes made to the property, either before or after the sale (remodeling, reovations, additions, demolition, etc)? Yes No
If yes, please explain
INSURANCE FROM STORM, (NEW ROOF, NEW SIDING WITH ROCK)

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

(SELLER/BUYER) What influenced your sale/purchase of the property? ONE LEVEL

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

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

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

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

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

Seller: PRITTS, MARILYN
Buyer: LEWIS, CHARLES E & BARBRA J
Parcel ID: 000111400
Additional Parcels:
Book: 2024 Page: 302
Sale Date: 02/21/2024 Price: \$72,000.00
Legal Description: LOTS 13 & 14 BLOCK 20 ORIGINAL TOWN RED CLOUD

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

(SELLER/BUYER) Was there any association between the buyer and seller? ___ Yes No
If yes, please explain _____

(BUYER) Do you own other property nearby? Yes ___ No
If yes, did it influence what you paid for the property? ___ Yes No

(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family, Location,
Health, Retirement, Land, or Other
If other please explain ONE LEVEL

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

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

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

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

(SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 3 How many
bathrooms? 1 What type of heating and cooling? CENTRAL

(SELLER/BUYER) If there is a basement please describe the finish; flooring, walls, ceiling
finish? NO BASEMENT

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

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: PRITTS, MARILYN

Buyer: LEWIS, CHARLES E & BARBRA J

Parcel ID: 000111400

Additional Parcels:

Book: 2024 Page: 302

Sale Date: 02/21/2024 Price: \$72,000.00

Legal Description: LOTS 13 & 14 BLOCK 20 ORIGINAL TOWN RED CLOUD

Signature: _____

Charles E Lewis

(circle one) Phone# _____

402-768-8291

Date: _____

3-7-24

Buyer/Seller

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	328	2/23/2024	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
000120200	27	4	02	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10015		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,640	3,150	4,790		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1890				Construction Date :				
Floor:				Floor Sq. Ft. : 1,154				Floor Sq. Ft. :				
Building Cost New:				Cost : 118,080				Cost :				
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
PERSONAL REP DEED; HOUSE IN POOR CONDITION, PAID WAY MORE THAN WHAT VALUED												
A												
Comments from						Comments:						
000120200												
(Continue on back)												

Real Estate Transfer Statement

28

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>23</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>2</u> Day <u>23</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan B. Schriner Street or Other Mailing Address <u>325 W 6th Ave</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Spare Time Property Management, L.L.C. Street or Other Mailing Address <u>1112 Road K</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u>	
Phone Number (402) 746-4149		Phone Number (402) 746-4149	
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$20,500

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

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

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

18 Address of Property
 526 N Elm Street
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska

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

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

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

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

Jonathan B. Schriner, Member, Spare Time Property Management, LLC (402) 746-4149
 Print or Type Name of Grantee or Authorized Representative Phone Number

Jonathan B. Schriner Grantee 2/ /2024
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>Book 2024, Pg 329</u>

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

Real Estate Transfer Statement

29

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>23</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>1</u> Day <u>23</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ted E. Delka Revocable Trust Street or Other Mailing Address Edie Watson 703 Road 1625 City Red Cloud State NE Zip Code 68970				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Lukes Street or Other Mailing Address 1324 23rd St S. City Fargo State ND Zip Code 58103			
Phone Number (402) 746-4680		Phone Number (218) 234-7531		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$635,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 130.40+-.

22 Total purchase price, including any liabilities assumed	22	\$	635,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	635,000.00

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

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

Michael Lukes (218) 234-7531
 Print or Type Name of Grantee or Authorized Representative Phone Number

Michael Lukes Grantee
 Signature of Grantee or Authorized Representative Title Date
 2/23/2024

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>1428.75</u>	28 Recording Data <u>BK 2024, Pg 330</u>

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

sign here

A tract of land being part of the East One-Half of the Northeast Quarter (E1/2NE1/4) and part of the East One-Half of the Southeast Quarter (E1/2SE1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Section 5 and this being the point of beginning; thence South 89°59'47" West (Assumed bearing) on the South line of said East ½ of the Southeast Quarter a distance of 378.62 feet; thence North 00°16'13" East, a distance of 319.21 feet; thence North 87°20'35" West, a distance of 410.25 feet; thence North 38°40'40" West, a distance of 341.49 feet; thence North 00°42'10" East, a distance of 1046.32 feet; thence North 87°32'43" West, a distance of 56.50 feet; thence North 57°28'43" West, a distance of 187.68 feet; thence South 88°59'50" West, a distance of 112.56 feet to the West line of said East One-Half of the Southeast Quarter; thence North 00°23'00" East on said West line, a distance of 893.79 feet to the Southwest corner of said East One-Half of the Northeast Quarter; thence North 00°23'05" East on the West line of said East One-Half of the Northeast Quarter, a distance of 2542.44 feet; to the South right of way line of Highway No. 136 as described in Deed Book 2006, Page 249; thence along said South right of way line the following, North 89°46'43" East, a distance of 347.62 feet; thence North 84°20'11" East, a distance of 211.66 feet; thence South 84°30'42" East, a distance of 201.68 feet; thence North 89°46'46" East, a distance of 557.33 feet to the East line of said East One-half of the Northeast Quarter; thence South 00°16'24" West on said East line, a distance of 2544.78 feet to the East ¼ corner of said Section 5; thence South 00°16'13" West on the East line of said East One-half of the Southeast Quarter, a distance of 2648.90 feet to the Point of beginning, subject to county road right-of-way.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Feb A.D., 2024, at 11:09 o'clock A M. Recorded in Book 2024 on Page 330-331
Abby Harig County Clerk
Wood Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-24
\$ 1428.75 By W

Return to:
Southern Title, LLC
2837 W Hwy 6 #205
Hastings, NE 6801

TRUSTEE'S DEED

Edith J. Watson, Successor Trustee of the Ted E. Delka Revocable Trust, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Michael Lukes, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

A tract of land being part of the East One-Half of the Northeast Quarter (E1/2NE1/4) and part of the East One-Half of the Southeast Quarter (E1/2SE1/4) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Section 5 and this being the point of beginning; thence South 89°59'47" West (Assumed bearing) on the South line of said East ½ of the Southeast Quarter a distance of 378.62 feet; thence North 00°16'13" East, a distance of 319.21 feet; thence North 87°20'35" West, a distance of 410.25 feet; thence North 38°40'40" West, a distance of 341.49 feet; thence North 00°42'10" East, a distance of 1046.32 feet; thence North 87°32'43" Wes,; a distance of 56.50 feet; thence North 57°28'43" West, a distance of 187.68 feet; thence South 88°59'50" West, a distance of 112.56 feet to the West line of said East One-Half of the Southeast Quarter; thence North 00°23'00" East on said West line, a distance of 893.79 feet to the Southwest corner of said East One-Half of the Northeast Quarter; thence North 00°23'05" East on the West line of said East One-Half of the Northeast Quarter, a distance of 2542.44 feet; to the South right of way line of Highway No. 136 as described in Deed Book 2006, Page 249; thence along said South right of way line the following, North 89°46'43" East, a distance of 347.62 feet; thence North 84°20'11" East, a distance of 211.66 feet; thence South 84°30'42" East, a distance of 201.68 feet; thence North 89°46'46" East, a distance of 557.33 feet to the East line of said East One-half of the Northeast Quarter; thence South 00°16'24" West on said East line, a distance of 2544.78 feet to the East ¼ corner of said Section 5; thence South 00°16'13" West on the East line of said East One-half of the Southeast Quarter, a distance of 2648.90 feet to the Point of beginning, subject to county road right-of-way.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;

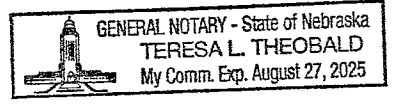
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against any acts of the GRANTORS.

Executed February 23, 2024.

Edith J. Watson Successor Trustee
Edith J. Watson, Successor Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on February 23, 2024, by Edith J. Watson, Successor Trustee of the Ted E. Delka Revocable Trust.



Teresa L. Theobald
Notary Public

My Commission Expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	330	2/23/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001001600	29	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	5	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
398,105		398,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	42.280	243,745		GRASSLAND 1G1								
1A	1.760	10,145		1G								
2A1				2G1								
2A	11.870	65,820		2G								
3A1	8.510	45,015		3G1								
3A				3G								
4A1	16.130	85,325		4G1								
4A	57.310	303,165		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		137.860		753,215				
3D				Roads		2.360						
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		2.360						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE 'S DEED	
Comments from	
Comments:	
001001600 001002201	

(Continue on back)

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

Seller: WATSON, EDITH J, SUCCESSOR TRUSTEE
Buyer: LUKES, MICHAEL
Parcel ID: 001001600
Additional Parcels: 001002201
Book: 2024 Page: 330
Sale Date: 02/23/2024 Price: \$635,000.00
Legal Description: 05-01-09 E1/2NE1/4 5-1-9

Agriculture

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

(SELLER/BUYER) What was the purchase price? \$ 635,000

(SELLER/BUYER) Was any personal property (pivot, irrigation pipe; above ground or buried, motor, machinery, etc) included in the sale price? Yes No
If yes, what personal property was included 2 pivots and pipe, 2 motors

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

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

(SELLER) How long was the property on the market? It was an auction

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

(SELLER) If appraised, what was the appraised value? \$ 1,000,000

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

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

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

WEBSTER COUNTY ASSESSOR

631 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: WATSON, EDITH J, SUCCESSOR TRUSTEE

Buyer: LUKES, MICHAEL

Parcel ID: 001001600

Additional Parcels: 001002201

Book: 2024 Page: 330

Sale Date: 02/23/2024 Price: \$635,000.00

Legal Description: 05-01-09 E1/2NE1/4 5-1-9

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

(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property? ___ Yes No
If yes, please explain _____

(BUYER) Do you own other property nearby? ___ Yes No
If yes, did it influence what you paid for the property? ___ Yes ___ No

(SELLER/BUYER) What influenced your sale/purchase? I wanted land to farm

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

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

(BUYER) If you have land in a government program such as (CRP, CREP, EQUIP)? ___ Yes No
If yes, what program and what are the beginning and ending dates? _____

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

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

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

Signature: [Handwritten Signature] Buyer/Seller (circle one)

Phone # 218-234-7531 Date: 3-12-24

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.

30

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 06 Yr. 2023		4 Date of Deed Mo. 10 Day 06 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LORA F. BALLARD Street or Other Mailing Address 4375 SOUTH 149TH AVENUE CIRCLE City OMAHA State NE Zip Code 68137				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) LORA F. BALLARD, DIANE M. BAUER AND STEVEN G. DRESSMAN Street or Other Mailing Address 4375 SOUTH 149TH AVENUE CIRCLE City OMAHA State NE Zip Code 68137			
Phone Number N/A		Phone Number N/A		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A				Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$274,000 *value of oil and interest*

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
LORA F. BALLARD
4375 SOUTH 149TH AVENUE CIRCLE
OMAHA, NE 68137

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) OF SECTION THIRTY (30), TOWNSHIP THREE (3), RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; AND THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), TOWNSHIP THREE (3), RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres transferred in this transaction 236.76

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

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

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

sign here **RACHEL A. TRUHLSEN** (402) 426-8877
Print or Type Name of Grantee or Authorized Representative Phone Number
Rachel A. Truhlsen ATTORNEY FOR GRANTEE 2-24-2024
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 26 Yr. 24	27 Value of Stamp or Exempt Number \$ 616.50	28 Recording Data BK 2024, Pg 342

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	342	10/6/2023	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001612000	30	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	30	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
409,780		409,780		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	11.730	16,420						
1A				1G	25.820	39,775						
2A1				2G1	44.570	62,400						
2A				2G	6.530	11,330						
3A1				3G1								
3A				3G	27.050	46,930						
4A1				4G1	7.260	9,205						
4A				4G	15.690	21,185						
DRYLAND 1D1				Shelterbelt/Timber								
1D	59.490	154,670		Accretion								
2D1				Waste	12.370	4,060						
2D	11.120	25,405		Other								
3D1				AG LAND TOTAL	232.920	409,780						
3D				Roads	3.840							
4D1	5.970	9,730		Farm Sites								
4D	5.320	8,670		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	3.840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; SALE BETWEEN BROTHER & SISTERS	
Comments from	Comments:
001612000 001612100	

(Continue on back)

Real Estate Transfer Statement

31

FORM 521

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 3 Day 6 Yr. 2024), 4 Date of Deed (Mo. 3 Day 6 Yr. 2024)

5 Grantor's Name, Address, and Telephone (Please Print) Duane E. Arterburn and Carolyn G. Arterburn; 6 Grantee's Name, Address, and Telephone (Please Print) See attached

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

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

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

14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: 2244 Road 1700, Blue Hill, NE 68930; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: No change

18a No address assigned, 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) An undivided 5.5% interest in and to the East Half of the Southwest Quarter of Section 14, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 5.5% of 82.33

Table with 2 columns: Question number and Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael L. Rickart, Attorney, Signature of Grantee or Authorized Representative, Title, Date 3/8/2024, Phone Number (402) 341-6000

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 3 Day 8 Yr. 24), 27 Value of Stamp or Exempt Number (\$ Exempt # 5a), 28 Recording Data (BK 2024, Pg 365)

ATTACHMENT TO FORM 521

6 Grantee's Name, Address, and Telephone

Heath K. Arterburn
501 West Lancaster
Blue Hill, NE 68930
(402) 460-7393

Nevin E. Arterburn
7520 West Silverlake Road
Ayr, NE 68925
(402) 984-3634
nvnart@live.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/08/24
\$ Ex05a By AS

Bk 2024, Pg 365

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 08 day of March A.D., 2024, at 02:38 o'clock PM. Recorded in Book 2024 on Pages 365-366

Abbey D. King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

After recording, return to: Michael L. Rickert, Fraser Stryker PC LLO, 409 South 17th Street, Suite 500, Omaha, NE 68102

WARRANTY DEED WITH RESERVATION OF LIFE ESTATE

DUANE E. ARTERBURN and CAROLYN G. ARTERBURN, husband and wife, GRANTORS, in consideration of One Dollar and 00/100 (\$1.00) and other valuable consideration, received from GRANTEES, **HEATH K. ARTERBURN and NEVIN E. ARTERBURN**, convey to GRANTEES, as tenants-in-common, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

An undivided 5.5% interest in and to:

The East Half of the Southwest Quarter (E½SW¼) of Section Fourteen (14), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska,

EXPRESSLY RESERVING unto the Grantors, however, a joint life estate in and to the conveyed premises, including rents, profits and exclusive possession. It is the intention of the Grantors to reserve unto themselves, during their joint natural lifetimes, the right of possession and occupancy in and to said real estate, furniture and fixtures and the rents and profits arising therefrom, and to convey unto the Grantees therein the full fee title subject only to the joint life estate reserved by the Grantors.

GRANTORS covenant with GRANTEES that GRANTORS:

1. are lawfully seised of such real estate and that it is free from all liens and encumbrances except any easements, covenants, conditions, restrictions and other matters of record;
2. have legal power and lawful authority to convey the same;
3. warrant and will defend title to the real estate against the lawful claims of all persons claiming by, through, or under Grantors, but not otherwise.

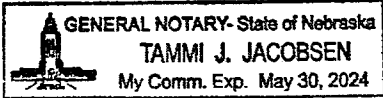
EXECUTED: March 6, 2024.

Duane E. Arterburn
DUANE E. ARTERBURN

Carolyn G. Arterburn
CAROLYN G. ARTERBURN

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on March 6, 2024, by DUANE E. ARTERBURN and CAROLYN G. ARTERBURN, husband and wife.



Tammi J. Jacobsen
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	365	3/6/2024	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001708400		31	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133	4	10	14	3	00000	1	000	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
426,205		7,170	433,375		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:					A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1	71.730	413,525		GRASSLAND	1G1	4.940	7,655					
	1A					1G	0.800	1,240					
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A	2.830	14,970			4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL		80.300	437,390					
	3D					Roads	1.030						
	4D1					Farm Sites	1.000	13,840					
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings		7,170		Non-AG TOTAL		2.030	13,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER FROM PARENT TO CHILD RESERVING LIFE ESTATE	
Comments from	Comments:
001708400	

(Continue on back)

41735

Real Estate Transfer Statement

32

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 12 Yr. 2024	4 Date of Deed Mo. 3 Day 11 Yr. 2024
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deanna Shipman and Monte Shipman Street or Other Mailing Address 510 Hattie Ave City Junietta State NE Zip Code 68955 Phone Number 308-627-3389 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremie A. Trew and Alexandria J. Trew Street or Other Mailing Address 1029 Road 1600 City Red Cloud State NE Zip Code 68970 Phone Number 308-832-7004 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	
--	--	---	--

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

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

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

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

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

14 What is the current market value of the real property? \$215,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 1029 Road 1600 Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 2.92 +/-

22 Total purchase price, including any liabilities assumed	22	\$	215,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	215,000.00

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

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

sign here

Jeremie A. Trew	308-832-7006
Print or Type Name of Grantee or Authorized Representative	Phone Number
	3/12/2024
Signature of Grantee or Authorized Representative	Date
	Grantee

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 12 Yr. 24	27 Value of Stamp or Exempt Number \$ 483.75	28 Recording Data BK 2024, Pg 373

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

A tract of land located in the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Two (2) North, Range Ten (10) West of the 6th P.M. in Webster County, Nebraska, described as follows: Commencing at the Northeast Corner of said Section 16, thence S89°36'04"W along the center line of the existing road, 1342.15 feet; thence S00°58'52"W, along the center line of the existing road, 429.84 feet; thence S00°02'43"E along the centerline of the existing road, 2781.84 feet; thence S02°38'16"E along the centerline of the existing road, 271.55 feet to the true point of beginning; thence continuing S02°38'16"E along the centerline of the existing road, 283.10 feet; thence on a curve along the existing centerline of the existing road, radius of 775 feet on a chord S13°03'48"W, 312.88 feet; thence N77°38'19"W, 178.44 feet; thence N01°19'43"W, 550.93 feet; thence S89°41'59"E, 218.07 feet to the place of beginning, subject to county road right of way.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12th day of March A.D., 2024, at 2:50 o'clock P. M. Recorded in Book 2024 on Page 373-374
Andy Wang County Clerk
\$16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-12-2024
\$ 483.75 By AW

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

JOINT TENANCY WARRANTY DEED

Deanna Shipman and Monte Shipman, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jeremie A. Trew and Alexandra J. Trew, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Two (2) North, Range Ten (10) West of the 6th P.M. in Webster County, Nebraska, described as follows: Commencing at the Northeast Corner of said Section 16, thence S89°36'04"W along the center line of the existing road, 1342.15 feet; thence S00°58'52"W, along the center line of the existing road, 429.84 feet; thence S00°02'43"E along the centerline of the existing road, 2781.84 feet; thence S02°38'16"E along the centerline of the existing road, 271.55 feet to the true point of beginning; thence continuing S02°38'16"E along the centerline of the existing road, 283.10 feet; thence on a curve along the existing centerline of the existing road, radius of 775 feet on a chord S13°03'48"W, 312.88 feet; thence N77°38'19"W, 178.44 feet; thence N01°19'43"W, 550.93 feet; thence S89°41'59"E, 218.07 feet to the place of beginning, subject to county road right of way.


Provided, *Grantor* retains an access easement to access the adjacent land owned by *Grantor*, located in Section Sixteen (16), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska. The *Access Easement* set forth herein shall be considered and construed as a covenant running with the real estate described above and shall inure and extend to and be binding upon the heirs, administrators, successors, assignees, lessees, licensees, agents, and employees of the parties hereto the same as if they were in every case, named and express, and shall continue in full force and effect until abrogated annulled by mutual agreement.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

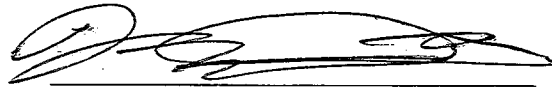
- (1) are lawfully seised of such real estate and that it is free from encumbrances;

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

Executed March 11, 2024.



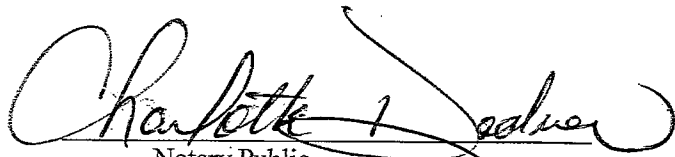
 Deanna Shipman



 Monte Shipman

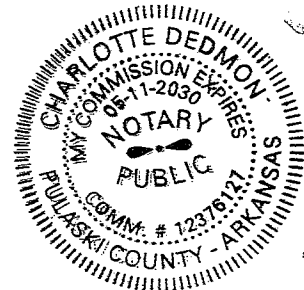
STATE OF Arkansas)
 COUNTY OF Pulaski) ss.

The foregoing instrument was acknowledged before me on March 11, 2024 by Deanna Shipman and Monte Shipman, wife and husband.



 Notary Public

My commission expires: 5-11-2030



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	373	3/12/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001556300		32		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	16	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
39,300		84,470		123,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.920			460			
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		0.920			460			
	3D					Roads								
	4D1					Farm Sites		1.000			13,840			
	4D					Home Sites		1.000			25,000			
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000			38,840			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001556300	

(Continue on back)

2,909.00
305.00
3517.00

Real Estate Transfer Statement

33

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 14 Yr. 2024	4 Date of Deed Mo. 3 Day 11 Yr. 2024
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Victor L. Kugler and Carol D. Kugler Street or Other Mailing Address 825 N Webster Street	
City	State	Zip Code	
City	State	Zip Code	
Phone Number	Phone Number (254) 718-9674	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address n/a	Email Address n/a		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$75,000

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

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

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

18 Address of Property
825 N Webster St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lot One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska, and
 The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

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

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

Victor L. Kugler
 Print or Type Name of Grantee or Authorized Representative

Victor L. Kugler
 Signature of Grantee or Authorized Representative

Grantee

402-746-2930
 Phone Number

3/14/2024
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 14 Yr. 24	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK 2024, Pg 393

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

Lots One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska;
The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith
and Moore's Addition to the City of Red Cloud, Webster County, Nebraska; and
The South fifty feet (S50') of Lots One (1) and Two (2), Block A, Original Town of Red Cloud, Webster
County, Nebraska

Jolene and Allen Arner
802 N Webster St
Red Cloud, NE 68970
402-746-2242

Jennifer and Travis Rempe
30891 Road D
Glenvil, NE 68941
402-746-2242

Jamie Berens and Jeffery Berens
9420 Berg Drive
Lincoln, NE 68505
402-746-2242

Jamie Berens
Jamie Berens

Jeffery Berens
Jeffery Berens
Jeffery
JJB

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster)



The foregoing instrument was acknowledged before me on February 17, 2024
by Jamie Berens and ~~Jeffery~~ Berens, wife and husband.

Jeffery
JJB

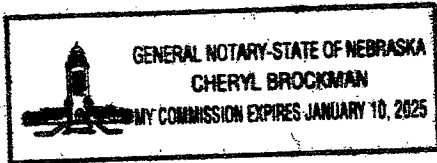
Sarah Rogers Arellano
Notary Public

Jennifer Rempe
Jennifer Rempe

Travis Rempe
Travis Rempe

STATE OF NEBRASKA)
) ss.
COUNTY OF Clay)

The foregoing instrument was acknowledged before me on February 20, 2024
by Jennifer Rempe and Travis Rempe, wife and husband.



Cheryl Brockman
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	393	3/14/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000101100		33		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10005		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
4,570		82,590		87,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 1

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,191	Floor Sq. Ft. :
Building Cost New:	Cost : 140,735	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
OCD; TRANSFER BACK TO PARENTS, TAKEN OUT OF LIFE ESTATE	
Comments from	Comments:
000101100 000105300 000125500	

(Continue on back)

Real Estate Transfer Statement

34

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>14</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>2024</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Victor L. Kugler and Carol D. Kugler Street or Other Mailing Address 825 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties, LLC Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a									

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

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

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

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

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

14 What is the current market value of the real property? \$75,000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
--	--	--	--	--	--	--	--

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

18 Address of Property 825 N Webster St Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.)
Lot One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska, and
The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore' s Addition to the City o 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	\$	75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	75,000.00

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

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

Charles R. Van Beber, Member/Manager, Van Beber Properties, LLC

Print or Type Name of Grantee or Authorized Representative

Charles R. Van Beber Member Signature of Grantee or Authorized Representative

Grantee Title

254-718-9674 Phone Number

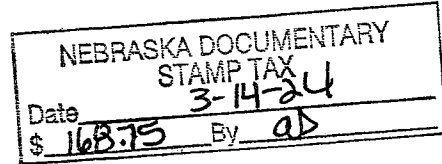
3/14/2024 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>14</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>168.75</u>	28 Recording Data <u>BK 2024, Pg 396</u>	

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 396

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Mar A.D., 20 24, at 10:59 o'clock a.M. Recorded in Book 2024 on Page 396
Abbey Tang County Clerk
AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Victor L. Kugler and Carol D. Kugler, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska, and

The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore's Addition to the City o Red Cloud, Webster County, Nebraska

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

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

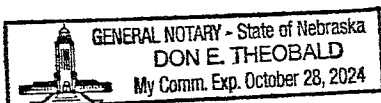
Executed March 14, 2024.

Victor L. Kugler
Victor L. Kugler

Carol D. Kugler
Carol D. Kugler

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 14, 2024 by Victor L. Kugler and Carol D. Kugler, husband and wife.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	396	3/14/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125500		34		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,665		54,005		57,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1890				Construction Date :						
Floor:				Floor Sq. Ft. : 1,818				Floor Sq. Ft. :						
Building Cost New:				Cost : 192,410				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from				Comments:										
000125500 000105300														

(Continue on back)

Real Estate Transfer Statement

35

FORM 521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>28</u> Yr. <u>24</u>		4 Date of Deed Mo. <u>2</u> Day <u>28</u> Yr. <u>24</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Phillip Troutd and Charlene Troutd Street or Other Mailing Address 450 Republican St City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2012 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shanna M Hartman Street or Other Mailing Address 235 University St City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

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

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

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

14 What is the current market value of the real property? \$16,400		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
--	--	--	--

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

18 Address of Property 425 University St Guide Rock, NE 68942		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

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

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

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Kory McCracken	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative 	Attorney Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK224, Pg 397</u>	

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

Lots Six (6), Seven (7), Eight (8), and the North One foot (N1') of Lot Nine (9), Block Nine (9), Vance's Addition, Guide Rock, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 20 24, at 10:00 o'clock A.M. Recorded in Book 2024 on Page 397
Abbey King County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-24
\$ Exempt By AS

WARRANTY DEED

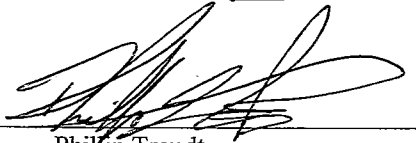
Phillip Troudt and Charlene Troudt, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Shanna M. Hartman, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), and the North One foot (N1') of Lot Nine (9), Block Nine (9), Vance's Addition, Guide Rock, Webster County, Nebraska.

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

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

Executed February 28, 2024.

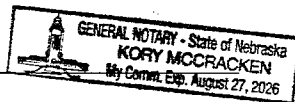

Phillip Troudt

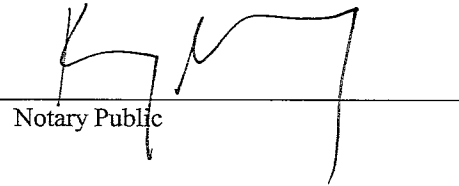

Charlene Troudt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 28, 2024, by Phillip Troudt and Charlene Troudt, husband and wife.

Comm. expires




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	397	2/28/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000610800	35	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,575	14,825	16,400		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,470	Floor Sq. Ft. :
Building Cost New:	Cost : 126,060	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD ; TRANSFER FROM PARENT TO CHILD	
Comments from	Comments:
000610800	
(Continue on back)	

16850

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

36

FORM 521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 14 Yr. 2024	4 Date of Deed Mo. 03 Day 14 Yr. 2024
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Aaron C Giger Street or Other Mailing Address 537 N Kansas St City Superior State NE Zip Code 68978 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Abby Korb Street or Other Mailing Address 3042 Hwy 4 City Lawrence State NE Zip Code 68957 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$6,850

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
355 John St
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22	\$	14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	14,000.00

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

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

sign here

Kory McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title 03/15/2024
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 15 Yr. 24	27 Value of Stamp or Exempt Number \$ 31.50	28 Recording Data BK2024, Pg 398

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

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

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

Lot One (1) and the North Ten feet (N10') of Lot Two (2), Block five (5), Vance's Addition to Guide Rock, Webster County, Nebraska, and all that portion of the South Half of Grant Street lying North of said Lot One (1), vacated by Village of Guide Rock Ordinance 02-02, and filed March 28, 2002, in Book 2002, page 525.

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 2024, at 10:15 o'clock 1 M. Recorded in Book 2024 on Page 398
Abhey Farig County Clerk
10.20 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-24
\$ 3.50 By AS

WARRANTY DEED


Aaron C. Giger, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Abby Korb, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and the North Ten feet (N10') of Lot Two (2), Block Five (5), Vance's Addition to Guide Rock, Webster County, Nebraska, and all that portion of the South Half of Grant Street lying North of said Lot One (1), vacated by Village of Guide Rock Ordinance 02-02, and filed March 28, 2002, in Book 2002, page 525.

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

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

Executed March 14, 2024.

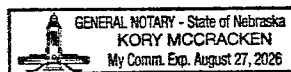


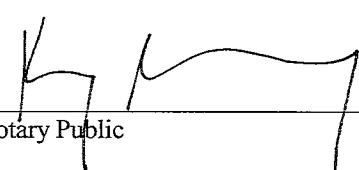
Aaron C. Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 14, 2024, by Aaron C. Giger, a single person.

Comm. expires


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



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	398	3/14/2024	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000608400		36		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40010		005	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,330		5,520		6,850		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1895	Construction Date :
Floor:	Floor Sq. Ft. : 1,064	Floor Sq. Ft. :
Building Cost New:	Cost : 128,335	Cost :
Single Family Style: 101	Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000608400	
(Continue on back)	

31000

31

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>12</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>03</u> Day <u>12</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Geraldine L. Lewis Street or Other Mailing Address 715 West 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2658 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy R and Monica K Schmitz Street or Other Mailing Address 429 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4209 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$95,000

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

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

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

18 Address of Property
**441 N Walnut St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2) and Three (3), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska, EXCEPT the East 116 feet of the South 4 feet of said Lot Three (3).

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

22 Total purchase price, including any liabilities assumed	\$ 30,000	60
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 30,000	0 00

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

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

sign here **Troy R and Monica K. Schmitz**
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

[Title]
 Title

402-746-4209
 Phone Number

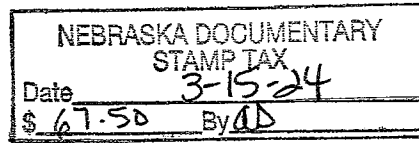
3-15-24
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>67.50</u>	28 Recording Data BK2024, Pg 405

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Mar A.D., 2024, at 12:51 o'clock PM. Recorded in Book 2024 on Page 405
Anberly Havig County Clerk
10.008 Deputy
Ind Comp Assessor Carded



JOINT TENANCY QUITCLAIM DEED

Geraldine L. Lewis, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Troy R. Schmitz and Monica K. Schmitz, husband and wife as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska, EXCEPT the East 116 feet of the South 4 feet of said Lot Three (3).

This property is being transferred "as is", with no warranty of any kind.

Executed March 12, 2024.

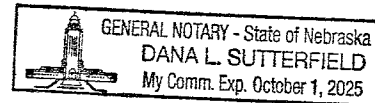
Geraldine L. Lewis
Geraldine L. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on March 12, 2024, by Geraldine L. Lewis, a single person.

Comm. expires Oct 1, 2025

Dana L. Sutterfield
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	405	3/12/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000135200		37		<i>12</i>		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025			001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,555		93,180		94,735		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1883	Construction Date :
Floor:		Floor Sq. Ft. : 1,840	Floor Sq. Ft. :
Building Cost New:		Cost : 234,185	Cost :
Single Family Style: 101		Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 50	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTQCD	
Comments from	Comments:
000135200	
(Continue on back)	