10560.03 NEBRASKA Manufactured Housing Transfer Statement FORM • To be filed with the County Treasurer. • Read instructions on reverse side. Good Life, Great Service, 521MH • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 1 County Name 2 County Number 3 Date of Sale _Day_L Webste 6 Buyer's Name, Address, and Telephone (Please Print) 5 Seller's Name, Address, and Telephone (Please Print) Seller's Name Buver's Name Current Mailing Address (Number and Street or PO Box) Sycamore City NF Daytime Phone Daytime Phone 7 Type of Transfer Foreclosure Life Estate Other (Explain.) X Sale Gift Exchange Satisfaction of Contract 9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) 8 Was ownership transferred in full? (If No, explain the division.) NO 10 Was the sale between relatives? (If Yes, check the appropriate box.) NO Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership YES Brothers and Sisters Other Grandparents and Grandchild Parents and Child 12 Was the mortgage assumed? (If Yes, state amount and interest rate.) 11 What is the current market value 9b5 YES NO 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) Jandpointe 19 Vehicle Identification Number 21 Name and Address of Person to Whom the Tax Statement Should be Sent 20 Situs address of the Manufactured Home Same as buyer's Sage St. Bluethy address Same 22 Name and Address of the Land Owner 23 Legal Description of the Land P AN BIK2+ Lot 5 BIK3
Both in Hoovers Add + All of Eggert
Add + Tract In Outlot 7 Blue Hill Anne, Blue Haven Property Management Group PO BOX 368 Blue Hill, NE 500 24 Total purchase price, including any liabilities assumed..... Was non-real property included in the purchase? TYES NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.) 25a

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.

	Lukas lurner		(402) 831-09
	Print or Type Name of Buyer or Authorized Representative		Daytime Phone
sign	Lukas Twiner		3-15-24
nere	Signature of Buyer or Authorized Representative	Title	Date

25b Moving Costs.....

25c Set-up Costs....



NEBRASKA CERTIFICATE OF T

Vehicle Identification Number

Year Make/Model

678469387

SANDPOINTE / 14 X 60 1978

Previous Title

Body Style

Color

NE 17318450003

MANUFACTURED

TAN / BROWN

HOME

Purchase Date

Issue Date

01-Dec-2022

01-Dec-2022

Residential Address

1002 W GAGE ST LOT 14

BLUE HILL NE 68930-5541

Owner Name(s)

JACQUELINE GREEVER

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

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 te-said Certificate of Title and the vehicle described therein to the following named purchasers.

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

ODOMETER READING

☐ 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)

CITY

ycamore

SIGNATURE OF

I AM AWARE OF THE ODOMETER STATEMENTS

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

MADE BY THE SELLER(S)

DATE OF SALE

INVENTORY CONTROL NUMBER

County WEBSTER

Title Number N0003205063

6710159

Witness My Hand And Official Seal The Date Shown

County Official

JANET K KNEHANS

\$10.00





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

Vehicle Identification Number

Year Make / Model

678469387

1978 SANDPOINTE / 14 X 60

Previous Title

Body Style

Color

NE N0003205063

MANUFACTURED

HOME

TAN / BROWN

Mail To

LUKAS O TURNER 206 S SYCAMORE ST BLUE HILL NE 68930

Purchase Date Issue Date

04-Mar-2024

15-Mar-2024

Residential Address

206 S SYCAMORE ST BLUE HILL NE 68930

Owner Name(s)

LUKAS O TURNER

SELLER MUST COMPLETE

ederal 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

Federal and State law requires that the seller state the mileage in contrection with the dataset of contrection, and the seller state the mileage in contrection with the dataset of contrection of the con

ODOMETER READING

☐ 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 PRINTED NAME OF PURCHASER(S) ON THE FACE OF THIS TITLE MUST SIGN. SIGNATURE OF SELLER 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

7288830

County WEBSTER

Witness My Hand And Official Seal The Date Shown

famet Knehan JANET K KNEHANS

\$10.00





Title Number

N0004485150



DEPARTMENT OF MOTOR VEHICLES

State of Nebraska

Application for Certificate of Title

1 Vehicle Description	e de la companya de l	artina de la companya de la company La companya de la co	Fée \$10.00
Salvage Previously S	alvaged	☐ Non-Transferable ☐ Ma	mufacturer Buyback
Vehicle Identification Number	Year Mak	e Model	
678469387	1978 SAN	NDPOINTE 14 X 60	
Body Style Color	GVWR #	of Passengers Taxi Use	Limousine Use
MANUFACTURED TAN	0) □Yes × No	☐Yes ☒ No
2 Owner/Applicant Inform	ation (if more than three (3), please attach a second application)	
If more than one owner, do you wish clear	rights of survivorship to be tr	ansferred to the surviving owner(s) in t	he event of the death of
one owner?		. 1 14 11 4 1115	
No (probate will be required to transfer			11)
Owner Name or Business Name	vner upon presentation of death c	ertificate - owner names separated with "Or	")
TURNER, LUKAS O			
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
H13229316	Soc. Sec. Ivamber	Employer Identification Number	Date of Bittil
Second Owner Name or Business Na	ame		Check here if spouse of owner 1.
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
Third Owner Name or Business Nan	ne		Check here if spouse of owner 1 or 2.
Nebraska Driver's License Number	Soc. Sec. Number	E1	
TVOMASKA DITVOLS DICCISC TVIIIIDEI	Soc. Sec. Number	Employer Identification Number	Date of Birth
Transfer on Death Beneficiaries, if a If indicated, upon death of last surviving owner 1st TOD Owner's Residential Address, City, State	, ownership of the vehicle will tr	ansfer to listed entities. d TOD	
206 S SYCAMORE ST BLUE HILL NE 6	58930		
Owner's Mailing Address, City, State, Z	ip (if different)		
	attach a second application fo	r secondary lien notations):	Fee \$7,00 strument with this application.
Primary Lender Name:		Primary Lender ID:	
Primary Lender Address:			
If there is a lien, are you a non-resident requ	esting a printed title for issuen	en of a cityle in view and a contract of a cityle of a	SOUND OF THE SOUND
The undersigned being duly sworn attest and aften knowingly making a false statement or concealing certificate of title. Any purchaser who willfully the false of title.	firm the information provided on ng a material fact in this applicat deceives or misrepresents inform	this application is true and complete. Use of ion can result in a fine, imprisonment or bot nation relating to sales tax may be found gu	th and cancellation of your
Signature, Owner 1		nature, Owner 2	
G:	Ma	arch 15, 2024	
Signature, Owner 3	Dat	e	
All owners listed above shall sign this Application he/she is handicapped or disabled or is too youn state title when ownership is not changing, one of the state title when ownership is not changing.	g to sign, a parent, legal guardiai	wners are spouses, one spouse may sign; what, foster parent or agent may sign; and if trans	nere an owner provides proof nsferring from an out-of-

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		S	ale	Date					S	choo	l Dis	tri	ct Cod	e				
91	20	24	MH1		3/	4/	2024	Base:	91	-0	074	Aff	îliate	ed:			Uı	nifi	ed:		
Location	ID	Sale	Number	τ	Jseabili	ity (& Code#						Pa	rcel I	٧w	mber					
0026523	300				1			GeoCde	1	Cwn	Rng Sect		ect	Qrt	5	Subdiv	Are	a	Blk	P	arcel
	D	ate of S	ale Assessed	d Value			4133		4	10 9		0	20070				000	00	000		
Land		Imp	orovements	Total]	Date of Sale Property Classification Code											
			2,79	2,795			Status	T	Pr	operty Type Zonin				Ī	Location	1 4	City	Size	Parc	cel Size	
Assessor Lo	cation	BLUE	HILL (·	A) 3 B)			01	01 () 1		1	D) 1		E,	E) 6		F)	0
							Residentia				Commercial										
	Mu	ltiple Im	provements:	Mu:	ltiple. Imp	orove	ements.:				Multiple.	Impi	rovem	ents.:							
Construction Dat				Cor	struction	Date	e: 19	78			Construct	ion I	Date:								
Floo				Flo	or Sq. Ft.	:	7	84			Floor Sq.	Ft.:	:								
Building Cost Nev				Cos	t:		32,7	75			Cost:						-, ,				
Single Family				Re	sidentia	l Co	ndition: 2	0			Comme	rcia	l Occ	upan	cy (Code:			-		
(100) 🙀 Mo		me		 `			orn Out			_	Primary:				the			0	ther2:		
(101) 🗆 On				(20		Bac	ily Worn			_	Commercial Construction Class:										
(102) □ Tw				(30) Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame											
(103)				(40) ☐ Good											me						
(104)			==	(50) □ Very Good (60) □ Excellent								-		g Walls Framed I	2-4 10	r_11.			·		
(111) Bi- (106) Otl				(00) L Excenent						<u> </u>					d Walls	LXI. V	у аш	S	 -		
Townhouse o		v Stvle		Residential Quality: 20							ole Fr		ann	G W alls							
(301) On		a Style:		(10) Low					Cost Rank: Condition						n:						
(302) Tw				(20) 📮 Fair											<u>`</u>						
(307) 🗆 11	/2 Story			(30		Ave	етаде				(20)	l A	verag	е		((20)		Badly	Won	<u> </u>
(308) 🗆 Spl	lit Level			(40)) 🗆	Go	od				(30)	A	bove	Avera	ige	((30)		Avera	ge	
(309) 🗆 21	/2 Story			(50)) 🗆	Ver	ry Good	-			(40) ☐ High (40) ☐ Good										
(304) 🗆 On	e Story	Duplex		(60)) 🗆	Exc	cellent				(50) 🗆 Very Good										
(305) 🗆 Tw	o Story	Duplex						·								((60)		Excell	ent	
Assessor'	s Adju	ıstmen	t to Sale P	ric	e (+ or	· -)	:														
Assessor Co	ommen	ts and I	Reason for A	kdju	stment	:												_			
MANUFA	CTURE	ED HO	ME; 1978	SZ	NDPO	IN	TE 14'X	56'				·····									
Comments	from								Co	mn	nents:										
002652	300																				
			• "	, , ,	•			<u> </u>								•			(Cont	mie c	n back)
					·														(Conti	nue o	1 nack)

NEBRASKA

Real Estate Transfer Statement

23

FORM **521**

Good Life. Great Service.

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

DEPARTMENT OF REVENUE	• If a	dditional space	is needed, add	an attachi	ment and identify the applicable item number.
	The deed	will not be record	ded unless this	statemen	t is signed and items 1-25 are accurately completed.
1 County Name		2 County Number	- Juneary		3 Date of Sale/Transfer 4 Date of Deed
	WEBS	TER - 91			Mo. 2 Day 16 Yr. 2024 Mo. 2 Day 17 Yr. 2024
5 Grantor's Name, Addr	ess, and Telep	phone (Please Prin	t)		6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Edith J. Watson,		sor Tr Ted	E. Delka	RevTr	
Street or Other Mailing Ac 703 Road 1625	Idress				Street or Other Mailing Address
City Red Cloud		State NE	Zij	p Code 68970	City Guide Rock State Zip Code 42
Phone Number				,	Phone Number Is the grantee a 501(c)(3) organization? Yes No
(402) 746-4280 Email Address			Annual Control of the		Semail Address If Yes, is the grantee a 509(a) foundation? Yes No
n/a					n/a
7 Property Classification	n Number. C	heck one box in ca	tegories A and B	. Check C if	property is also a mobile home.
(A) Status				(B)	Property Type (C)
✓ Improved ☐ Unimproved ☐ IOLL	Single Fa	mily 🔽	Industrial Agricultural Recreational		Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale	Conservator Corrective	ate – Transfer on Dea	Distribution Easement	nt Lea	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee
Was transfer part o kind exchange (I.R.)	f IRS like- C. § 1031	10 Type of Transfe	er Distribution	Forecl	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer o	r seller? eller 🔽 No	✓ Auction Court Decre	Easement Exchange	Grant	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transfe				Gianto	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	·				Yes
13 Was the transfer between Yes No	·	or if to a trustee, are to or Uncle to Niece or			tives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other
	Brothe	ers and Sisters	Gr	andparents a	and Grandchild Spouse
	Ex-spe	ouse	Pa	rents and Cl	Step-parent and Step-child
14 What is the current ma \$162,000	rket value of th	ne real property?			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %
16 Does this conveyance		it parcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates No
18 Address of Property		<u></u>			19 Name and Address of Person to Whom the Tax Statement Should be Sent
2086 Road F Guide Rock, NE	68942				Grantee
18a No address assic		Vacant land			
20 Legal Description (Atta					
See attached	an additional p	agoo, ii niooaoa.)			
ooo attaonoa					
21 If agricultural, list total r	number of acre	es transferred in this	transaction	17.99	1+-
22 Total purchase price			med		
23 Was non-real proper			attach itemized	list\/soo i	nstructions)
					\$ 400,000
24 Adjusted purchase	price paid fo	r real estate (line :	22 minus line 23	3)	
25 If this transfer is exe	empt from the	e documentary sta	amp tax, list the	exemption	number
		f law, I declare that authorized to sign t		this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
Mark So					402-519-108
sign Print or Typ	e Name of Gr	antee or Authorized	Representative		Phone Number
Work	- rell	(ac)	I-thing		Grantee 21/6/2024
here Signature of	n Grantee or A	Authorized Represen	tative		Title Date
		R	egister of Deed	d's Use Or	
26 Date Deed Recorded	24	27 Value of Stamp	or Exempt Number	er	28 Recording Data
	_ 1 ()	- C 3/ 1 '	34 9		

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 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.

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of Felb A.D., 2024, at 1:25 o'clock M. Recorded in Book 2024 on Page 28 County Clerk 10.50 County Clerk 10.50 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date S By Ab

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 689780

TRUSTEE'S DEED

Edith J. Watson, Successor Trustee of the Ted E. Delka Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Mark Schultz, convey 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 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 1/2 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.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

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

(2) has legal power and lawful authority to convey the same;

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

Executed <u>february</u> 16, 2024.

Edith J. Watson, Successor Trustee

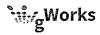
STATE OF NEBRASKA

COUNTY OF Webster)

The foregoing instrument was acknowledged before me on February 16, 2024 by Edith J. Watson, Successor Trustee of the Ted E. Delka Revocable Trust.

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

Notary Public



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

		LANDUSE		
<u>LANDUSE</u>	<u>SOIL</u>	<u>LVG</u>	GIS Acres	<u>Deeded Acres</u>
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

To	otal By Landus	se
<u>Landuse</u>	GIS Acres	Deeded Acres
Other	2.58	11.56
GRASS	15.35	68.71

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale 1	Date	·			S	chool District Code							
91	20:	24	285	2/16/	2024	Base: (55-00	11	Affi	liated	d:			Unif	ied:		
Location	ID	Sale	Number	Useability &	c Code#					Par	rcel N	lum	ber				
0010022	200		23	1		GeoCde	Twn	Rng	Sec	ct	Qrt	Su	bdiv	Area	Bľk	P	arcel
	D	ate of S	ale Assessed V	/alue	4487	1	9	5		4	00000		1	1 000		000	
Land		Imp	provements	Tot	al		D	ate of	Sale	Proj	perty	Cla	assifica	ation (Code		
386	,360		105,745	49	92,105	Status Property Type			pe	Zoning Location			Cit	y Size	Parc	el Size	
		Irrigat	Irrigation Type:			A) 1	B)	05		C) 5 D) 3			3	E) 0		F)	9
LCG ACF			ACRES:	VALI	JE:			ACRES;					VAL	UE:			
IRRIGATE	ED 1A1					GF	RASSLA	ND 10	G1		1	4.	630			22,	680
	1A							1	lG			0.3	340				525
	2A1		·					G1			0.:	380			-	550	
	2A							2	2G								
	3A1							30	G1								
	3A							3	3G								
	4A1	ļ						40	G1								
	4A								4G								
DRYLANI) ID1						Shelterb	elt/Timb	рег								
	1D							Accretic	on								
	2D1							Was	-								
	2D							Oth	-								
	3D1					AG I	AND		_				350			23,	755
	3D	1			!		ds										
	4D1							Farm Sit				1.	000			13,	840
	4D	1	20 100					ome Sit	_			1.	000			25,	000
		1					F	Recreation	-								
	wellings buildings	+	:	•	31,305	Nο	n-AG '	Oth TOTA				2	580			20	940
· · · · · ·					24,440	110										36,	840
Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:																	
Assessor Comments and Reason for Adjustment: TRUSTEE'S DEED																	
INOSTE	<u> </u>	EED															
•				#4 * · · · · · · · · · · · · · · · · · ·													
Comments i						•	Comme	nts:									

(Continue on back)



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

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

FORM 521

DEPARTMENT OF REVENUE	Taltional Space is nee	caca, ada an att	aoimione ai	ila laolitily ti	to applicable iteli									
The deed will r	not be recorded unles	ss this statemer	nt is signed	and items 1	-25 are accuratel	y comp	leted.							
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed											
Webster	91		Mo. <u>02</u> Day <u>15</u> Yr. <u>2024</u> Mo. <u>02</u> Day <u>14</u> Yr. <u>2024</u>											
5 Grantor's Name, Address, and Teleph	one (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)											
Grantor's Name (Seller) Ted E. Delka, Trustee; Ted E. Delka Re	evocable Trust		Grantee's Name (Buyer) Leonard D. Delka											
Street or Other Mailing Address % Edith Watson, Successor Trustee		Street or Other Mailing Address 403 N. Church Street												
City Red Cloud	State NE	Zip Code 68970	City State Zip Code Doniphan NE 68832											
Phone Number NA			Phone Num 402-960-49		Is the grantee a 501 If Yes, is the grantee				Yes Yes	X No X No				
Email Address			Email Addre	ess @charter-title	n net									
sschutte@charter-title.net 7 Property Classification Number. Check or	ne hox in categories A ar	nd B. Check C if r												
(A) Status	ic box in categories 71 at	8.65) Property						(C)					
☐ Improved ☐ Single Family ☐ IOLL ☐ Commercial	☐ Industrial ☐ Agricultur☐ Recreation	ral	Mineral In	nterests-Nonpro		State As Exempt	ssessed		Mobile	Home				
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - T	Eas	=		Pers	sonal Rep. X Trust/ t Claim Warra	Trustee anty	Ot							
exchange? (I.R.C. § 1031	Auction Ease	ement Gift		Irrevocable Tru Life Estate Partition	St Revocable Tru Sale Satisfaction of		Trus	sfer on De tee to Ber er (Explain	neficiar	у				
11 Was ownership transferred in full? (If No, ex	plain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.) Yes No										
13 Was the transfer between relatives, or if to a Yes No Aunt or Un Brothers ar	cle to Niece or Nephew		Partnership, or	rLLC 🔲 Se			Other							
Ex-spouse		Parents and C	136.70231		ep-parent and Step-c									
14 What is the current market value of the real \$42,400.00	property?		15 Was the r	mortgage assur No	med? (If Yes, state the	e amoun	t and interes	st rate.)	%					
16 Does this conveyance divide a current parce	el of land?		17 Was tran	nsfer through a rent or title comp	real estate agent or a pany contact.)	title com Yes Ch a	npany? (If Ye arter Title	es, include	e the na	ame				
18 Address of Property			19 Name and Leonard D		erson to Whom Tax S	tatemen	t Should be	Sent						
, NE			403 N. Chu Doniphan,	irch Street										
18a 🔀 No address assigned 18b 🔀	Vacant Land													
20 Legal Description Lots 1 and 2, in Section 8, Township 1 right-of-way in Book D, Page 247; AND deeded to the County of Webster in Be 21 If agricultural, list total number of acres	EXCEPT that portion	n deeded to the	United Sta											
22 Total purchase price, including any lia	ibilities assumed					22	\$	42	2,400	00				
23 Was non-real property included in the	purchase? 🗌 Yes 🗵	No (If Yes, ent	er dollar am	ount and atta	ach itemized list.)	23	\$							
24 Adjusted purchase price paid for real25 If this transfer is exempt from the doc	24 \$ 42,400 00) 00						
Under penalties of law, I correct, and that I am duly aut Leonard D. Delka Print or Type Name of Grant	declare that I have examin horized to sign this statem	ned this statement a nent.	and that it is, to		v knowledge and belie	ef, true, c	402-96 Phone No	0-4994	024					
	Re	egister of Deeds	s' Use Only				F	or Dept.	Use	Only				
26 Date Deed Recorded Mo 2 Day 16 Yr 24	27 Value of Stamp or E		28 Recording	SKANAL	1 Pa 29L	L								

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 le day Feb A.D., 20 24, at 2:03 P.M. Recorded in Book 2024 ounty Clerk Deputy 10.00 Comp_ Assessor Carded Return recorded document to:

NEBRASKA DOCUMENTARY

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: Edtin L. Walden
	Edith J. Watson, Successor Trustee; Ted E. Delka Revocable Trust
STATE OF NEBRASKA))ss.
COUNTY OF ADAMS)
The foregoing instru	ment was acknowledged before me on this // day or
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

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	School District Code							
91	20	24	294	2/15	/2024	Base:	55-00	11	Aff	iliat	ed:		Unit	ied:			
Location	ID	Sale	Number	Useability	& Code#					Pa	arcel N	lumber					
0010035	500		24	4	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	F	arcel		
	D	ate of S	ale Assessed	Value		4487	1	9	8	3	1	00000	1	000	0	000	
Land		Imj	provements	T	otal		D	ate of	Sale	e Pr	operty	Classific	ation (Code			
53	,275			53,275			Pro	perty Ty	ре	Z	oning	Location	Cit	y Size	Par	cel Size	
		Irriga	tion Type:	A) 2	B)	05		(C)	5	D) 3	E)	0	F)	8			
LCG			ACRES:	VAI	LUE:		LCG				ACR	ES:		VAL	UE:		
IRRIGATE	ED IA	l I				GF	LASSLA	ND 10	G1		1	2.620			17	, 670	
	1.4					1G											
	2A.	L					2G1					2.580	E	,215			
	2 <i>A</i>	7						,	2G								
	3A.	1						34	G1								
	3.A								3G								
	4A.	ı 📗						4	G1								
	4 <i>A</i>	7						4	4G	G 6.460					3	,230	
DRYLANI	D 1D:	ı 📗					Shelterb	elt/Timl	ber								
	11		10.050		26,130			Accreti	on								
	2D:	L						Wa	ste								
	21		0.070		160			Otl	ner	*******							
	3D:	t				AG I	AND '	ΓΟΤΑ	\mathbb{T}		3	3.540			53	,275	
	3I							Roa	ads			1.860					
	4D:	L J	1.300		2,120	Farm Sites			tes								
	4 <u>I</u>	1	0.460		750		Н	ome Si	tes								
					Recreati	on		-									
	Dwellings				Other												
Out	building	5				No	n-AG	TOTA	$\mathbf{T}[$			1.860					

Outoundings	Non-AGTOTAL 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)
		PAT 96-106-99

NEBRASKA Good Life. Great Service.



521

Real Estate Transfer Statement

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

	ment and identify the applicable item number.									
The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed									
WEBSTER - 91 ✓	Mo. 2 Day 2 Yr. 2024 Mo. 2 Day 2 Yr. 2024									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Charles E. Lewis and Barbra J. Lewis	Grantee's Name (Buyer) Van Beber Properlies, LLC									
Street or Other Mailing Address	Street or Other Mailing Address 707 W 7th Avenue									
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970									
Phone Number	Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes V No No No No No No 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)									
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt									
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee neral Quit Claim V Warranty									
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	losure Irrevocable Trust Revocable Trust Transfer on Death									
kind exchange (I.R.C. § 1031	Life Estate ✓ Sale Trustee to Beneficiary or Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use									
✓ Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
	Partnership, or LLC Self Sther Other Spouse									
Ex-spouse Parents and C										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$67.000	☐ Yes									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes No	of the agent or title company contact.) Yes Southern Title, LLC No.									
18 Address of Property 141 N Cherry Street	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee									
Red Cloud, NE 68970	Grantoo									
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 Additionto 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										
23 Was non-real property included in the purchase?	\$									
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)										
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number									
	nt and that it is, to the best of my knowledge and belief, true, complete, and									
correct, and that I am duly authorized to sign this statement. Merna C. Van Beber, Member, Van Beber Propertie	s, LLC (254) 718-9674									
Print or Type Name of Grantee or Authorized Representative	Phone Number									
sign Mana C. Una Rober Member	Grantee 22 / /2024									
here Signature of Grantee or Authorized Representative	Title Date									
Register of Deed's Use Or										
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data									
Mo. 2 Day 21 Yr. 24 \$ 150.15	BK2024, Fg 301									
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2									

BOOK 2024 PAGE 30)

by

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 3 day of Teb A.D., 20 34, at 3:43 o'clock DM. Recorded in Book 303 on Page County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-2-24
\$ So. 75 by 05

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:

Charles E. Lewis and Barbra J. Lewis, husband and wife.

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

- (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 February 2	i , 2024.
Charles E. Lewis	Barbra J. Lewis
STATE OF NEBRASKA)	
COUNTY OF WEBSTER)	SS.
The foregoing instrument was ack	mowledged before me on February 21,2024

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date	School District Code												
91	20	24	301		2/2	21/2024	Base:	Base: 91-0002 Affiliated: Unified:											
Location	ID	Sale	Number	Useability & Code #						Parcel Number									
0001666	500		25		1		GeoCde	T	wn	Rng	Se	ct	Qrt	5	Subdiv	Area	Blk	Parce	al.
	D	ate of S	ale Assessed	Val	ue	· · · · · · · · · · · · · · · · · · ·	4491				0	0	0	1	0105		008	0000	0
Land		Imp	provements			Total		'	D	ate of S	Sale	Pro	perty	, C	lassific	ation	Code		
2	,185		78,775	5		80,960	Status		Proj	perty Ty	pe	Z	oning		Location	C	ity Size	Parcel S	Size
		RED	CLOUD (F			· ·	A) 1		B)	01		C)	1	:	D) 1	E)	6	F) 2	
			,			Residenti	al							C	ommer	cial			
	Mul	tiple Im	provements:	Multi	iple. Imp	rovements.:	· · · · · · · · · · · · · · · · · · ·		ı	Multiple.	Impr	oven	nents.:						
		Consti	ruction Date:	Cons	truction	Date: 1	910			Construct	ion I	Date :							
			Floor:	Floor	Sq. Ft.	: 1,:	294		F	Floor Sq.	Ft. :								
	٠	Buildir	ıg Cost New:	Cost	:	165,	355		(Cost:									
Single Family	Style:	104		Resi	dentia	Condition:	30			Comme	rcial	l Occ	cupan	cy (Code:				
(100) □ Mc	bile Hor	ne		(10)		Worn Out			I	Primary:			Ot	the	r1:		Other2:		
(101) 🗆 On	e Story			(20)		Badly Worn			(Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) 🙀 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(40) □ Good						(2)									
(104) 📮 11	/2 Story			(50) U Very Good						(3) Masonry Bearing Walls									
(111) 🗆 Bi-				(60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls															
(106) 🗆 Oth											(5) Metal Frame and Walls								
Townhouse of		x Style:		Residential Quality: 40							(6) Pole Frame								
(301) 🗆 On				(10)		Low				Cost Ra						ondit			
(302) □ Tw		****		(20)		Fair				(10)					`] Worn		
(307) 🗆 11/				(30)		Average						verag			<u> </u>] Badly	*****	
(308) 🗆 Spl				(40)		Good				(30)			Avera	ge	`		Avera	ge	
(309) 🗆 21/		\		(50) U Very Good					(40) ☐ High (40) ☐ Good (50) ☐ Very Good						- 1				
(304) On				(60) Excellent															
									+						(1	5U) L] Excell	ent	
<u></u>			t to Sale Pi Reason for A			-):					<u></u> .				·				
	ишеш	s and b	Ceason for A	ujus	iment:														
WD_																			
			<u>.</u> ,																
			<u></u>																
										-									
Comments	from						1	Con	nme	ents:									
000166	600		, acan				<u>. </u>										-		
																			
										-									
			WIT de d														(Cont	nue on bac	ck)
																	(COM	and on oar	-LL)

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed	19. 24							
THE BOTTER OF	Mo. 2 Day 21 Yr. 24 Mo. 2 Day 19 Yr. 24 6 Grantee's Name, Address, and Telephone (Please Print)								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)								
Marilyn Pritts Street or Other Mailing Address	Charles E. Lewis and Barbra J. Lewis								
327 W 3rd Avenue	Street or Other Mailing Address 327 W 3rd Avenue								
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68970							
Phone Number	Phone Number Is the grantee a 501(c)(3) organization of the grantee a 509(a) found of the grantee a 509(a) organization of the grantee a 509(a) organization of the grantee a 501(c)(3) organization	tion? Yes No No Yes No							
Email Address n/a	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C i									
(A) Status (B) Property Type	(C)							
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
8 Type of Deed Conservator Distribution Le	The second secon	Other							
	ease Personal Rep. Trust/Trustee neral 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 Forect Auction Easement Gift		nsfer on Death stee to Beneficiary							
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No. explain the division.)	or Trust Partition Satisfaction of Contract Oth 12 Was real estate purchased for same use? (If No	er (Explain)							
Was ownership transferred in full? (If No, explain the division.) ✓ Yes No	Yes No No	o, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel									
	Partnership, or LLC Self Other and Grandchild Spouse								
Ex-spouse Parents and C									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)							
\$72,000	Yes No \$	%							
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Montgome	(If Yes, include the name Y Auction No							
18 Address of Property 327 W 3rd Avenue	19 Name and Address of Person to Whom the Tax Statement Sh Grantees	ould be Sent							
Red Cloud, NE 68970	Crantees								
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, Web	oster County,							
Nebraska									
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?	22 *	72,000.00							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions) 23	<u>.</u>							
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	n number								
Under penalties of law, I declare that I have examined this statemed correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, cor	nplete, and							
Charles E, Lewis		(402) 768-8291							
Sign Print of type Name of Grantee or Authorized Representative	0	Phone Number							
Charles (Jeles)	Grantee	2/21/24							
IICIC ,		Date /							
Register of Deed's Use O 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly 28 Recording Data	For Dept. Use Only							
Mo. 2 Day 21 Yr. 211 \$ 102 00	Px 2004 Px 302								
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)							

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this AB day of FONON A.D., 2021, at 3:30 o'clock P.M. Recorded in Book BY on Page 308 County Clerk

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Bate 2 - 21 - 2021
\$ 1\22 00 By 04

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

Ind___Comp_

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

Executed February 19,2	024.
Marilyn Pritts	_
STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)
The foregoing instrument was a by Marilyn Pritts, a single person.	cknowledged before me on Fzbruary 19,2024

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

Notary Public

(Newbald

My commission expires: 6/6

8/27/2025

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	le Date	School District Code												
91	20	24	302		2/2	1/2024	Base: 91-0002 Affiliated: Unified:												
Location ID Sale Number					Useability & Code # Parcel Number														
0001114	100		26		1		GeoCde	Т	wn	Rng	Se	ct	Qrt		Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Val	ue		4491				0	0	0	1	.0005		020	0000	
Land		Imp	provements		. :	Total			Ι	Date of S	Sale	Pro	perty	y C	lassific	ation	Code	<u>'</u>	
1	,095		61,855	5		62,950	Status		Pr	operty Ty	pe	Z	oning		Location City Size			Parcel Size	
		RED	CLOUD (F				A) 1		B)	01		C)	1		D) 1	E)	6	F) 1	
		-				Residentia								C	ommer	cial	-		
	Mu	ltiple Im	provements:	Multi	ple. Impi	ovements.:	· .			Multiple.	Impr	rovem	nents.:						
		Consti	uction Date:	Cons	truction I	Date: 19	15			Construct	ion I	Date:							
			Floor:	Floor	Sq. Ft. :	1,3	02			Floor Sq.	Ft.:								
		Buildir	ig Cost New:	Cost	:	140,6	10			Cost:									
Single Family	Style:	101		Resi	dential	Condition: 3	0			Comme	rcia	I Occ	cupan	cy (Code:				
(100) 🗆 Mo	bile Ho	ne		(10)	·	Worn Out				Primary	:		Ot	the	r1:		Other2:		
(101) 🙀 On	e Story			(20)		Badly Worn				Commercial Construction Class:									
(102) 🗆 Tw	o Story			(30) 📮 Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40) 🗆 Good						(2) Reinforced Concrete Frame									
(104) 🗆 11				(50) U Very Good						(3) Masonry Bearing Walls									
(111) 🗆 Bi-				(60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls															
(106) 🗆 Otl				(5) Metal Frame and Walls															
Townhouse o		x Style:		Residential Quality: 30						(6) Pole Frame									
(301) □ On				(10)		ow			_	Cost Ra						onditi			
(302) □ Tw				(20)		air			4	(10)							Worn		
(307) 🗆 1 1.				(30)		Average			_	(20)							Badly		
(308) 🗆 Spl				(40)		Good			4	· ·			Avera	ige			l Avera	ge	
(309) 🗆 21		larr		(50) Uery Good					-	(40)	H	ıgn				<u> </u>	Good		
(304) □ On (305) □ Tw				(60) Excellent					+				•				l Very		
					· · · · · · · · · · · · · · · · · · ·				_					*		30) L	Excell	ent	
			t to Sale Pi		`	-):							_ ··						
	mmen	is and F	Reason for A	ajus	ment:														
JTWD	<u> </u>						****												
Comments	Comments from							Cor	nm	ents:									
000111	400																		
																			
					·	<u></u>													
			_													_	(Cant	inua on hool-)	
									_								(Cont	inue on back)	

Good Life. Great Service.

Real Estate Transfer Statement



FORM 521

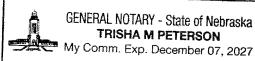
DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 2024										
WEBSTER - 91 ▼	Mo. 2 Day 23 Yr. 2024 Mo. 2 Day 20 Yr. 2024										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Archie Talkington, PR of Est of Joyce E. Talkington	Grantee's Name (Buyer) Jonathan B. Schriner										
Street or Other Mailing Address 2583 Manderson St	Street or Other Mailing Address 325 W 6th Avenue 1//2 Road K										
City Omaha State Zip Code	City State Zip Code Red Cloud NE 68970										
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No										
Email Address n/a	Email Address										
7 Property Classification Number. Check one box in categories A and B. Check C if	n/a										
	Property Type (C)										
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home										
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt										
☐ IOLL ☐ Commercial ☐ Recreational											
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other										
Bill of Sale Corrective Easement Lea											
Cemetery Death Certificate – Transfer on Death Executor Min											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031											
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Other (Explain)										
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)										
✓ Yes No	Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.											
	artnership, or LLC Self Other Other										
☐ Brothers and Sisters ☐ Grandparents a											
Ex-spouse Parents and Ch											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
\$20,500 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										
Yes No	of the agent or title company contact.) ves Montgomery Auction & R No										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
526 N Elm Street Red Cloud, NE 689970	Grantee										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)	there a (OO). Block Torr (O). Block and any an Addition										
Lots Twenty-one (21), Twenty-two (22) and Twenty-	inree (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											
23 Was non-real property included in the purchase?	\$										
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in											
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 20,500,00										
	Will be a second of the second										
25 If this transfer is exempt from the documentary stamp tax, list the exemption											
Under penalties of law, I declare that I have examined this statemer correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and										
Jonathan B. Schriner	402 - 746 - 414 Phone Number										
sign Print or Type Name of Grantee or Authorized Representative											
	Grantee 2/23 /2024										
here Signature of Grantee or Authorized Representative	Title Date										
Register of Deed's Use On											
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data										
Mo. 2 Day 23 Yr. 24 \$ 47.25	BK 2024, 40 328										
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										

PAGE 3
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 33 day of Feb A.D., 20 34, at 11:05 o'clock A M. Recorded in Book 2021 on Page 328 NEBRASKA DOCUMENTARY STAMP TAX Date 2-23:24 Date 2-23:24 Ind Comp Assessor Carded State S
turn to: uthern Title, LLC D Box 221 d Cloud, NE 68970
PERSONAL REPRESENTATIVE'S DEED
rchie Talkington, a/k/a James A. Talkington, Personal Representative of the Estate of tyce E. Talkington, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and ther valuable consideration received from GRANTEE, Jonathan B. Schriner, conveys to RANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201): Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska
abject to easements, reservations, covenants and restrictions of record;
RANTOR covenants with GRANTEE that GRANTOR has legal power and lawful athority to convey the same.
xecuted 2/20, 2024.
rchie Talkington, A/K/A James A. Talkington, Personal epresentative of the Estate of Joyce E. Talkington, Deceased TATE OF NEBRASKA))ss. OUNTY OF Douglas)

The foregoing instrument was acknowledged before me on 20th of February, 2024, by Archie Talkington, A/K/A James A. Talkington, Personal Representatives of the Estate of Joyce E. Talkington, Deceased.



Notary Public

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

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? \$ 72,000°
(SELLER BUYER) Were any changes made to the property, either before or after the sale (remodeling, reovations, additions, demolition, etc)? Ves No If yes, please explain TOSULANCE Flom STORM, (DED ROF, NEW SIDING LOTH ROCK)
(BUYER) How did you learn the property was for sale? Circle one: Advertising, Broker/Realton, Family, Newspaper, Seller, Prior, Knowledge, or Other If other please explain
(SELLER/BUYER) What influenced your sale/purchase of the property?
(SELLER) How was the sale price set? Circle one: Appraisal, Auction, Comparable, Neighborhood Sales, Mutual Agreement, Set by Seller, or Other If other, please explain
(SELLER) If Appraised, what was the appraised value? \$
(SELLER) Was this a sale of partial interest in the property?YesNo If yes, please explain
(SELLER/BUYER) Did this sale involve a trade or exchange of property?YesNo 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?YesNo
If yes, please explain
(SELLER/BUYER) Was there any association between the buyer and seller?YesNo
(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, ot Other If other please explain
SELLER) If the property was a rental property and produced income, what rent has been charged for it in each of the past five years? \$
What expenses have been incurred in each of the past five years? \$
SELLER/BUYER) Was any personal property (appliances, furniture, lawn mower, etc.) included in the sale price?YesNo If yes; What is the dollar value of the personal property? and what kind of personal property was included in the sale price?
(SELLER/BUYER) Do you think this property sold for its full market value? YesNo
(SELLER) Was the property made available to other potential purchasers?YesNo YesNo YesNo YesNo YesNo Yes
(SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 3 How many bathrooms? What type of heating and cooling? CENTRAL
(SELLER/BUYER) f 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?
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: Chau (circle one) Phone#

102-768-8291

Date: 3-7-6

Buyer Seller

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Pa	ge		Sale Date	School District Code										
91	20	24	32	8	2/	Base: 91-0002 Affiliated: Unified:											
Location	ı ID	Sale	Numbe	r	Useabil	ity & Code#		Parcel Number									
0001202	200		27		4	02	GeoCde	Twn	Rng	Se	ct ()rt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Asse	ssed V	alue	<u> </u>	4371			0	0	0	10015		002	0000	
Land	I.	Imp	roveme	nts		Total			Date of	Sale	Prop	erty	v Classific	ation	Code		
1	,640		3,	150		4,790	Status	P	roperty Ty	рe	Zon	ing	Location	Ci	ty Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD	(RC)		A) 1	B)	01		C)	1	D) 1	E)	6	F) 2	
						Residential							Commer	cial			
	Mul	tiple Im	proveme	nts: M	ultiple. Im	provements.:			Multiple.	Impr	rovemen	ıts.:					
		Constr	uction D	ate: C	onstruction	Date: 18	90		Construc	tion I	Date:						
			Flo	or: Fl	oor Sq. Ft	.: 1,1	54		Floor Sq.	Ft.:							
<u></u>		Buildin	ig Cost N	ew: C	ost:	118,0	80		Cost:								
Single Family	y Style:	101	•	R	esidentia	d Condition: 1	0 .		Comme	rcia	l Occu	pan	cy Code:				
(100) 🗆 Mo	obile Hon	ne		(10) 📮	Worn Out			Primary	:		O	ther1:		Other2:		
(101) 🙀 On	e Story			(2	20) 🏻	Badly Worn			Comme	rcia	l Cons	truc	tion Class:				
(102) 🗆 Tw	o Story			(2	30) 🗆	Average			(l) 	l Fi	гергоо	f Str	uctural Stee	l Fram	е		
(103) □ Spl	lit Level			(4	40) 🗆	(2) ☐ Reinforced Concrete Frame											
(104) 🗆 11.	/2 Story			(:	50) 🗆	(3) Masonry Bearing Walls											
(111) 🗆 Bi-	Level			(0	50) 🗆	Excellent	(4) U Wood or Steel Framed Ext. Walls										
(106) □ Otl	her				(5) 🗆 Metal Fra								Frame and Walls				
Townhouse o	r Duplex	Style:		R	esidentia	l Quality: 30	(6) 🗆 Pole Frame										
(301) 🗆 On	e Story			(10) 🗆	Low			Cost Ra	nk:			(Conditi	on:		
(302) 🗆 Tw	o Story			(2	20) 🗆	Fair			(10) □	L	ow		((10) E	Wom	Out	
(307) 🗆 11.	/2 Story			(3	30) 📮	Average			(20) □	l A	verage		((20) □	l Badly	Worn	
(308) 🗆 Spl	lit Level			(4	40) 🗆	Good			(30) □	l Al	bove A	vera	ige ((30) □	Avera	ge	
(309) 🗆 21.	/2 Story			(:	50) 🗆	Very Good			(40) □	H	igh			(40) 	l Good		
(304) 🛮 On	e Story I	Duplex		(60) 🗆	Excellent								(50) 	l Very	Good	
(305) □ Tw	o Story I	Duplex											(60) 🗆	l Excell	ent	
Assessor's																	
Assessor Co	omment	s and R	Reason fo	or Adj	ustment	t :											
PERSON	AL RE	P DEE	ED; HC	USE	IN PO	OR CONDIT	ION, P	AID	WAY 1	4OR	E TI	IAN	TAHW I	VALU	ED		
A																	
C	<u>c</u>		-					~									
Comments					* 17			comn	nents:								
000120	<u> </u>																
															(Cont	inue on back)	

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

	t is signed and items 1-25 are accurately completed.	epinowaya
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 2 Day 23 Yr. 2024 4 Date of Deed Mo. 2 Day 2	23 _{Yr.} 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Jonathan B. Schriner	Grantee's Name (Buyer) Spare Time Property Management, L.L.C.	
Street or Other Mailing Address 325 () () ## Ave	Street or Other Mailing Address	
City Red Cloud NE 48970	City Red Cloyd NE	Zip Code 68970
Phone Number (402) 746-4149	Phone Number Is the grantee a 501(c)(3) organization (402) 746-4149 If Yes, is the grantee a 509(a) foundation for the following states a first three forms of the following states and the following states a first three forms of the following	
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)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
Bill of Sale Corrective Easement Lea		ther
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	osure	efer on Death ee to Beneficiary r (Explain) transtofamlic state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
	eartnership, or LLC Self Other	
Brothers and Sisters Grandparents a	and the second of the second o	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and into	erest rate.)
\$20,500	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? (I of the agent or title company contact.) ves Montgomery	Yes, include the name
18 Address of Property 526 N Elm Street	19 Name and Address of Person to Whom the Tax Statement Sho Grantee	uld be Sent
Red Cloud, NE 68970	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-Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction	three (23), Block Two (2), Richardson's	Addition to
22 Total purchase price, including any liabilities assumed	\$	0'.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i		
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots\ldots$	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 statemer correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, com	
Jonathan B. Schriner, Member, Spare Time Property Print or Type, Name of Grantee or Authorized Representative	vivianagement, LLC	(402) 746-4149
sign Sign	Grantee	Phone Number 2/ /2024
tong!	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 23 Yr. 24 \$ Exempt #56	PESS of USAS IMER	
Nebraska Department of Revenue	Authorized by Nob Pay	Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster \$55.
Entered on the numerical index and filed for record in the
Clerk's office of said county this as day
of teb A.D., 20 QY, at 11:06
o'clock A M. Recorded in Book 202
on Page 329
Alobey Hacia County Clerk
10.00 Deputy
IndComp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-24
\$5xenp#5b by Ko

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

QUITCLAIM DEED

Jonathan B. Schriner, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Spare Time Property Management, L.L.C., a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-Two (22) and Twenty-three (23), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska

Executed February 23, 2024

Jonathan B. Schriner

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 23, 2024 by Jonathan B. Schriner, a single person.

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

Notary Public

Thobald

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date		School Dis					strict Code							
91	91 2024 329		2/23/2024 Base: 91-0				O002 Affiliated: Unified:													
Location ID Sale Number					Useability		Parcel Number													
000120200 28			4 05 GeoCde Twi		n R	ng	Se	ct	Qrt	Subdiv	Ar	ea	Blk	Parcel						
Date of Sale Assessed				d V	d Value					00		0	0	10015			002	0000		
Land Improvements				Total					Date of Sale Property Classification Code											
1	1,640 3,15			50 4,790 Status P.			Propert	operty Type Zoning I			Locatio	Location City Size			Parcel Size					
Assessor Lo		RED	CLOUD (RC))		A) 1	В	9) ()1		C)	1	D) 1		E)	6	F) 2		
						Residential		, . '						Comme	rcia	l				
	Mul	tiple Im	provements:	Mu	ıltiple. Impro	vements.:			Mult	Multiple. Improvements.:										
		Consti	uction Date:	Co	nstruction Da	te : <u>18</u>	90		Cons	tructi	on I	Date:								
			Floor	Flo	oor Sq. Ft. :	1,1	54		Floor	Floor Sq. Ft. :										
		Buildir	ng Cost New:	Co	st:	118,0	80		Cost	:										
Single Family	y Style:	101		Re	esidential C	ondition: 1	0		Con	ımer	cial	l Occi	upan	cy Code:						
(100) 🗆 Mo	bile Hon	ne		(1	0) 屎 W	orn Out			Prin	ary:			Ot	herl:		(Other2:			
(101) 🖵 On	e Story			(2	.0) 🗆 Ba	ıdly Worn			Con	ımer	cial	l Con	struc	tion Class	:					
(102) 🗆 Tw	o Story			(3	(30) ☐ Average (1) ☐ Fireproof Structural Steel Frame															
(103) □ Spl	it Level			(4	(40) ☐ Good (2) ☐ Reinforced Concrete Frame															
(104) 🗆 11	/2 Story			(50) □ Very Good						(3) Masonry Bearing Walls										
(111) 🗆 Bi-Level				(6	(60) Excellent (4) Wood or Steel Framed Ext. Walls															
(106) □ Other									(5) Metal Frame and Walls											
Townhouse or Duplex Style:				Re	esidential Q	uality: 30			(6) □ Pole Frame											
(301) ☐ One Story			(1	(10) \square Low Cost Rank:										n:						
(302) Two Story			(20)			(10)	(10)					(10)								
(307) □ 1 1/2 Story			(30) Average			(20)	(20) Average					(20)	-							
(308) Split Level			(40) 🗆 Good			(30)	(30) Above Average					(30)	· · ·							
(309) 🗆 2 1/2 Story			(50) U Very Good			(40)	(40) □ High					(40) □ Good								
(304) One Story Duplex				(6	0) 🗆 Ex	cellent			ļ					:	(50)		Very (
(305) □ Tw	o Story I	Duplex													(60)		Excell	ent		
	Assessor's Adjustment to Sale Pr):		~~~~												
Assessor Comments and Reason for Adjustment:																				
QCD; T	RANSF	ER TO	FAMILY	L	LC	······								· · ·						
																				
											-									
Comments from							Com	ments	:											
000120200									- 1912.											
						···														
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į				- <u>-</u>													(Conti	nue on back)		

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

	, P			
	nt is signed and items 1-25 are accurately completed.			
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 2 23 2024	23 2024		
WEBSTER - 91		y Yr		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)			
Ted E. Delka Revocable Trust	Michael Lukes			
Street or Other Mailing Address Edie Watson 703 Road 1625	Street or Other Mailing Address 1324 23rd St S.			
Red Cloud State Zip Code NE 68970		Zip Code 58103		
Phone Number (402) 746-4680	Phone Number (218) 234-7531 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four			
Email Address	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)		
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	d Mobile Home		
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt			
IOLL Commercial Recreational				
	and Contract/Memo Partition Sheriff	Other		
	ease Personal Rep. Trust/Trustee lineral Quit Claim Warranty			
		ansfer on Death		
Exchange) by buyer or seller?	Life Estate Sale Tr	rustee to Beneficiary		
		ther (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.)		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (If Yes, check the appropriate box.)			
Yes Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Oth	er		
	and Grandchild Spouse			
Ex-spouse Parents and 0				
14 What is the current market value of the real property? \$635,000	15 Was the mortgage assumed? (If Yes, state the amount and	•		
16 Does this conveyance divide a current parcel of land?		? (If Yes, include the name		
✓ Yes No	of the agent or title company contact.) Yes Agri Affilia	ates, Inc No		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent		
Ag Land	Grantee			
18a 🗸 No address assigned 18b 🗸 Vacant land				
20 Legal Description (Attach additional pages, if needed.)		TOTALON I MONTH OF THE PROPERTY OF THE PROPERT		
See Attached				
,				
21 If agricultural, list total number of acres transferred in this transaction130.40+-	·			
22 Total purchase price, including any liabilities assumed	22 \$	635,000.00		
23 Was non-real property included in the purchase?	\$	635,000.00		
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	<u>instructions</u>)			
${\bf 24}$ 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	n number .			
Under penalties of law, I declare that I have examined this statem		omplete, 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		
sign	Grantee	2/23/2024		
here Signature of Grantee or Authorized Representative	Title	Date		
Register of Deed's Use C	nly	For Dept. Use Only		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data			
Mo. 2 Day 23 Yr. 24 \$ 1428.75	Br 3094 rd 330			
Nebraska Department of Revenue	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)		

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 Ouarter (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 1/4 corner of said Section 5; thence South 00°16'13" West on the East line of said East One-half of the Southeast Ouarter, a distance of 2648.90 feet to the Point of beginning, subject to county road rightof-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., 20 2U, at 11:09 o'clock A.M. Recorded in Book 2021 on Page 330-331

About Hong County Clerk

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-24
\$ 1428-75 By 142

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 Ouarter; thence South 00°16'24" West on said East line, a distance of 2544.78 feet to the East 1/4 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

STATE OF NEBRASKA

)ss.

COUNTY OF Webster

The foregoing instrument was acknowledged before me on February 3, 2024, by Edith J. Watson, Successor Trustee of the Ted E. Delka Revocable Trust.

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

Notary Public

My Commission Expires:

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	k Page Sale Date					School District Code										
91	20	24	330	2/23	Base: 65-0011 Af				liated	d:		Unified:						
Location	ID	Sale	Number	Useability	Parcel Number													
0010016	500		29	1		GeoCde	Twn	Rng	Sec	ct	Qrt	Subdiv	Area	Blk	Pa	arcel		
	D	ate of Sale Assessed Value					1	9	5		1	00000	1	000	00	000		
Land Im			provements	Te	otal	Date of Sale Property Classifica							ation Code					
398	,105			3	398,105	Status Property Type			Zo	Zoning Location		City Size		Parcel Size				
	Irrigation Type:					A) 2 B) 05				C)	5	D) 3	E)	0	F)	9		
LCG	LCG ACRES:				.UE:	LCG ACRES:							VALUE:					
IRRIGATE	ED 1A1		42.280	2	243,745	GRASSLAND 1G1												
	lA		1.760		10,145	1G			1G									
	2A1				2G1				G1									
2.A			11.870		65,820	2G												
3A1			8.510		45,015	3GI												
	3A					3G			3G									
	4A1		16.130		85,325	4G1			G1									
	4A		57.310	3	303,165		4G									i		
DRYLANI	D 1D1	.					Shelterbelt/Timber											
	1D				Accret			ion										
	2D1							Was	ste									
	2D							Otl	her									
	3D1					AG LAND TOTAL			\mathbf{T}		13	7.860		7	53,	215		
	3D	r					Ros					2.360						
	4D1					Farm S			tes									
	4D					Home Sites			tes									
							F	Recreati	on.									
	Dwellings							Otl										
Out	buildings					Non-AG TOTAI						2.360						

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		
1		*****
	(Continue on	back)
	DATOS	100.00

WEBSTER COUNTY ASSESSOR SA 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? X Yes No

If yes, what personal property was included Apivots and Pipe, 2 motors (SELLER/BUYER) If personal property was involved; what was the dollar amount of the personal (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? _______ Au audion (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/BUYER) Was this sale for a partial interest in the property? ___Yes XNO If yes, explain ____ If yes, explain the same and th (SELLER/BUYER) Did this sale involve a trade or exhange of property? ___Yes X No If yes, please explain (SELLER) Was the property made available to other potential purchasers? \times Yes ___No

If no, please explain

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
(SELLER/BUYER) Was there any prior association between the buyer and the seller or with the property?YesNo No No Please explain
(BUYER) Do you own other property nearby?Yes $\frac{1}{2}$ No If yes, did it influence what you paid for the property?YesNo
(SELLER/BUYER) What influenced your sale/purchase? I wanted land to Jarn
(SELLER/BUYER? Do you think this property sold for its full market value?Yes X 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 X 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: Buyer Seller (circle one)
Phone # 218-234-7531 Date: 3-12-24

WEBSTER COUNTY ASSESSOR

Website: www.co.webster.ne.us

621 N CEDAR

RED CLOUD, NE 68970 Phone: (402) 746-2717



NEBRASKA |

Real Estate Transfer Statement

30

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

EPARTMENT OF PEVENUE	 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 comple

FORM 521
eted.
ed
06yr
rint)
TEVEN G. DRESSMAN
Zip Code
rganization? Yes VNo a) foundation? Yes No
(C)
essed Mobile Home
_
Other
Transfer on Death Trustee to Beneficiary Other (Explain) e? (If No, state the intended use.)
Olher
ORIGI
nt and interest rate.)
%
npany? (If Yes, include the name
₩ No
Ment Shotho be Sent
E TEN (10) WEST OF THE
6TH P.M., WEBSTER

1 County Name	2 County Nur	nber	3 Date of Sale/Transfer	2022	4 Date of Deed	ne 2023
	WEBSTER - 91	7	1	Yr. <u>2023</u>		06 Yr. 2023
	dress, and Telephone (Please P	rint)	6 Grantee's Name, Address	s, and Telepho	ne (Please Print)	
Grantor's Name (Settler LORA F. BALLA	ARD		Grantee's Name (Buyer) LORA F. BALLARD, DI		IER AND STEVEN	I G. DRESSMAN
Street or Other Mailing 4375 SOUTH 1	Address 49TH AVENUE CIRCLE		Street or Other Mailing Addr 4375 SOUTH 149T	ess H AVENUE	CIRCLE	
City OMAHA	State NE	Zip Code 68137	City OMAHA		State NE	Zip Code 68137
Phone Number N/A	TANKE PAR STATE OF THE PARTY OF		Phone Number N/A		a 501(c)(3) organiza rantee a 509(a) found	
Email Address			Email Address N/A	1	· · · · · · · · · · · · · · · · · · ·	
	ation Number. Check one box in	categories A and B. Check C if		ome.		
(A) Status			Property Type	•	- I I I I I I I I I I I I I I I I I I I	(C)
§mproved	Single Family	Industrial [Mineral Interests-Nonprod	ucing	State Assessed	Mobile Home
✓ Unimproved	Multi-Family	Agricultural [Mineral Interests-Producing	g	Exempt	
lorr	Commercial	Recreational			Di#	0)1
8 Type of Deed [_ Conservator	☐ Distribution ☐ La	nd Contract/Memo Partit	nal Rep.	Sheriff Trust/Trustee	Other
Bill of Sale Cemetery	_ Corrective ¬ Death Certificate – Transfer on			. =	Warranty	
9 Was transfer par			losure Irrevocable Trust	Revocable	TrustTra	nster on Death
kind exchangé (I. Exchange) by buye	R.C. 6 1031	☐ Easement	Life Estate	Sale	Tru	stee to Beneficiary
	Seller ✓ No Court De	cree Exchange Grant	or Trust Partition	Satisfaction		ner (Explain)
	sterred in full? (If No, explain the a	dívision.)	12 Was real e √ Yes	state purchase	d for same use? (If N	o, state the intended use.)
	tween relatives, or if to a trustee,	are the trustor and heneficiary rela	1			
	No Aunt or Uncle to Niece		- manage	elf	Olhe	r
	✓ Brothers and Sisters		and Grandchild S	pouse		
	Ex-spouse	Parents and C	hild S	tep-parent and	Step-child	
14 What is the current	market value of the real property?		15 Was the mortgage assur	med? (If Yes, st	ate the amount and in	nterest rate.)
\$274,000	alue of oxyted	interest	✓ Yes	\$		%
16 Does this conveyan	ce divide a cliptent parcel of land?		17 Was transfer through a r of the agent or title com		nt or a title company?	(If Yes, include the name
18 Address of Property			19 Name and Address of Po	erson to Whom	the Tax Statement Sh	
			LORA F. BALLARD			
			4375 SOUTH 149TH	AVENUE (CIRCLE	
18a 📝 No address a	ssigned 186 🗌 Vacant lan	ď	OMAHA, NE 68137			
THE WEST HALF 6TH P.M., WEBST	Attach additional pages, if needed OF THE NORTHEAST QUAF ER COUNTY, NEBRASKA; A T QUARTER (NW1/4) OF SE SKA.	RTER (W1/2NE1/4) OF SECT				
21 If agricultural, list to	tal number of acres transferred in	this transaction 236.76				
22 Total purchase p	rice, including any liabilities a	ssumed			22 \$	0.00
	perty included in the purchase?				\$	0,00
∐ Yes [✔] N	lo (IfYes, enter dollar amount	and attach itemized list.) (see	instructions)		23	
24 Adjusted purcha	se price paid for real estate (I	ine 22 minus line 23)			24	000
25 If this transfer is	exempt from the documentar	y stamp tax, list the exemption	n number			
	nder penalties of law, I declare		ent and that it is, to the best o	of my knowledg	je and belief, frue, co	mplete, and
	and that I am duly authorized to s HELA. TRUHLSEN	ign this statement.				(402) 426-8877
Print or	Type Name of Grantee or Authori	zed Representative				Phone Number
sign 🗼	arded A V	Terd Das.	ATTORNEY	FOR GR	ANTEE	2-24-5024
here Signal	ire of Grantee or Authorized Repri	esentative	Title			Date
	AMININA DI SECONO DI	Register of Deed's Use O	nly			For Dept. Use Only
26 Date Deed Records		tamp or Exempt Number	28 Recording Data	1 / 2	11.7	
Mo Day _		6.50	BK2024	1, Fa 3	1	
Nebraska Department of R	evenue	-		'.)	Authorized by Neb. R	lev. Stat. §§ 76-214, 77-1327(2)

Index _ Computer _		NEBRASKA DOCUMENTARY STAMP TAX	Bk 2024, Pg 342						
Assessor _		Date: 02/26/24	State of Nebraska ss.						
Carded _		\$ 616.50 By AS	County of Webster J Entered on the						
			numerical index and filed for record in the						
			Clerk's office of said county this 26 day of February A.D., 2024, at 08:42						
			o'clock AM. Recorded in Book 2024 on Page 342						
			County Clerk						
			Fee: \$10.00 By: AS Deputy						
			Electronically Recorded						
	After recording, please return to:								
	Rachel A. Truhlsen, Attorney P.O. Box 70								
	Blair, Nebraska 68008-0070								
		OVER OF LEAST DEED							
		QUITCLAIM DEED							
	Lora F. Ballard, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, quitclaims to Lora F. Ballard, Diane M. Bauer and Steven G. Dressman, Grantee, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):								
	The West Half of the No	rtheast Quarter (W1/2NE1/4) o	of Section Thirty (30).						
		Range Ten (10) West of the 6th							
	Nebraska; and								
	The Northwest Overton (NULLIAN of Continue Thints, (20)	Township Three (2)						
	The Northwest Quarter (NW1/4) of Section Thirty (30), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.								
	111		-79						
	DATED this day	of OCTODEV, 2023.							
		Lora F. Ballar	Balled						
	STATE OF NEBRASKA)							
	COLDITY OF DOLLOT AS) ss.							
	COUNTY OF DOUGLAS	}							

The foregoing instrument was acknowledged before me on the 6th day of COOL, 2023, by Lora F. Ballard, a single person.

GENERAL NOTARY - State of Nebraska LISA M. ZALE My Comm. Exp. January 24, 2026

Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	Sa	le Date				S	School District Code						
91 20	24	342	10/	6/2023	Base: 91-0074 Aff			Aff	liated:		Unified:			7. a. 10. a.	
Location ID	Sa	ale Number	Useabilit	y & Code #					Parcel Number						
001612000		30	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	P	arcel	
I	Date of	Sale Assessed	Value		4243	3	10	3	0 1	00000	1	000	00	000	
Land	In	nprovements	The state of	Total		D	ate of	Sale	Property	Classifica	ation (Code		-	
409,780				409,780	Status	Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parc	cel Size	
	Irrig	gation Type:			A) 2	B)	05		C) 5	D) 3	E)	0	F)	9	
LCG		ACRES:	VA	LUE:	- 1 - V	LCG			ACR	ES:		VALI	JE:		
IRRIGATED 1A	1				GR	ASSLA	ND 10	G1	1	1.730			16,	420	
1.	A							1G	2	5.820			39,	775	
2A	1						20	G1	4	4.570			62,	400	
2.	A						1	2G		6.530	30 11,33			330	
3A	1						30	G1							
3.	A					3G 2		27.050				46,	930		
4A	1					4G		G1	7.260				9,	205	
4.	A							4G	15.690				21,	185	
DRYLAND 1D	1				,	Shelterbe	elt/Timt	oer							
11)	59.490		154,670			Accreti	on.							
2D	1		ennounce stations are times				Was	ste	12.370				4,	060	
21		11.120		25,405			Oth								
3D			4 - Hillian Shillian Blico		AG LAND TOTAL			23	2.920		4	09,	780		
3)	-						Roa	-		3.840					
4D		5.970		9,730		F	arm Sit	tes							
41	0	5.320		8,670			ome Sit								
						F	Lecreati	on	-						
Dwelling		<u> </u>			Other										
Outbuilding	S		a-a-companyene		No	n-AG	ГОТА	L		3.840			CHICAGO	***************************************	

Assessor's Ad	justment to Sale Price (-	+ or -):		Total Recapture Value:	
Assessor Comme	nts and Reason for Adjustm	ent:	N. C.		
QCD; SALE	BETWEEN BROTHER &	SISTERS			
Comments from			Comn	nents:	
001612000	001612100				
		•			(Continue on back)
					Some year of the second

66610

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

31

FORM **521**

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

The deed will not be recorded unless this statemen	at is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91		6 Yr. 2024					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller)	Grantee's Name (Buyer)						
Duane E. Arterburn and Carolyn G. Arterburn	See attached						
Street or Other Mailing Address 7520 West Silverlake Rd	Street or Other Mailing Address	Tin Code					
City State Zip Code Ayr NE 68925	City State	Zip Code					
Phone Number (402) 461-0418	Phone Number Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found						
Email Address dcarterburn@gmail.com	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C in		I (0)					
) Property Type	(C)					
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved Multi-Family Agricultural I	Mineral Interests-Producing Exempt						
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty						
	<u> </u>	nsfer on Death					
Exchange) by buyer or seller?		stee to Beneficiary					
11 Was ownership transferred in full? (If No. explain the division.)	12 Was real estate purchased for same use? (If N	ner (Explain) o, state the intended use.)					
Yes No Grantor reserves life estate in Grantor's 5.5% int	erest Ves No No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
	Partnership, or LLC Self Othe	f					
	and Grandchild Spouse						
Ex-spouse Parents and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in Yes No \$	•					
5.5% of 433,375 = \$23,835.63 16 Does this conveyance divide a current parcel of land?	Yes Yo \$	(If Yes, include the name					
Yes No	of the agent or title company contact.) Yes	☑ No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent					
2244 Road 1700	No change						
Blue Hill, NE 68930							
18a							
An undivided 5.5% interest in and to the East Half of		Township 4					
North, Range 10 West of the 6th P.M., Webster Co	unty, Nebraska.						
21 If agricultural, list total number of acres transferred in this transaction 5.5% of 82.	<u>33</u> .						
22 Total purchase price, including any liabilities assumed		0.00					
23 Was non-real property included in the purchase? Yes Volume No (If Yes, enter dollar amount and attach itemized list.) (see	instructions) \$	- 100					
	\$	 0j00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		- ا					
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement							
correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, col						
Michael L. Rickart Print or type Tamp in Grantee or Authorized Representative		(402) 341-6000					
Sign Print or Type Tame of Grantee or Authorized Representative Attorney 3/8/2024							
here Signature of Grantee or Authorized Representative							
Register of Deed's Use O	nlv	For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	i or Dept. OSC Orny					
Mo. 3 Day 8 Yr. 24 \$ From n + # 5a	BK 2014 1/365						
Nebraska Department of Revenue	1 - 1 - 1 - 1	ev. Stat. §§ 76-214, 77-1327(2)					

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 Ss. County of Webster

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

Birollysociet

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 (E½SW½) 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.

Lucyo Cotatenha	Carolyn S. ar
DUANE E. 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.

GENERAL NOTARY- State of Nebraska
TAMMI J. JACOBSEN
My Comm. Exp. May 30, 2024

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ook	Page	Sal	e Date	S				School District Code					
91	20	24	365	3/6	/2024	Base: 91-0074 Aff			Affili	ated:		Unified:			
Location	ID	Sale	Number	Useability	& Code#					Parcel Number					
0017084	100		31	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4133	4	10	14	3	00000	1	000	0000	
Land		Imp	provements	T	otal		D	ate of	Sale I	roperty	Classific	ation	Code		
426	,205		7,170		433,375	Status	Proj	perty Ty	ре	Zoning	Location	C	ty Size	Parcel Size	
		Irrigat	ion Type:			A) 1	B)	05	(5	D) 3	E)	0	F) 9	
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:		VALUE:		
IRRIGATE	ED 1A1	L	71.730		413,525	GF	LASSLA	ND 10	G1		4.940			7,655	
	1A	1						:	1G		0.800			1,240	
	2A.1	ı						20	G1						
	2.A	1						2	2G						
	3A.1	l l						30	G1						
	3.A	7						3	3G						
	4A.1	I.						40	G1						
	4 <i>A</i>	1	2.830		14,970			4	4G						
DRYLANI	O IDI					;	Shelterbe	elt/Timt	oer						
	10							Accreti	on		-				
	2D1	Į.						Was	ste						
	20							Otl	ner						
	3D1	[AG LAND TOTAL			\mathbf{T}	8	0.300		4	37,390	
	3D							Roa	ds		1.030				
	4D1	L				Farm Sites			tes		1.000			13,840	
	4D						Home Sites								
	7 F F						F	Recreati	on						
I	wellings	3				Other			ner						
Out	buildings	5			7,170	No	n-AG	ГОТА	\mathbf{L}		2.030			13,840	
Aggagani	. A J.L.	-4	44a Cala Da	(\.			F - 4 - 1	n		X 7 1				

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 RESERV	VING LIFE ESTATE	- 1110						
Comments from		Comments:							
001708400									
		The state of the s							
				(Continue on back)					
				D&T 06 106 00					



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

• If additional charge is preeded, add an attachment and identify the applicable item.

FORM 521

DEPARTMENT OF REVENU		ce is needed, add an attach			
1 County Name	2 County Nu	corded unless this statemen	3 Date of Sale/Transfer	4 Date of Deed	1.
1 County Name	WEBSTER - 91	Tilber	Mo3 Day12\		ayYr2024
5 Grantor's Name Add	dress, and Telephone (Please I			, and Telephone (Please Print)	u)
Grantor's Name (Seller		11111/	Grantee's Name (Buyer)		
	n and Monte Shipman		Jeremie A. Trew and Street or Other Mailing Addre	d Alexandrea J. Trew	
Street or Other Mailing	e Ave		1029 Road 1600	ess	
City Junia	State	Zip Code 68955	City Red Cloud	State NE	Zip Code 68970
Phone Number 308-62	7-3389		Phone Number 58-832-7004	Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for	
Email Address n/a			Email Address n/a		
	tion Number. Check one box ir	categories A and B. Check C if	property is also a mobile ho	me.	
(A) Status		(B)) Property Type		(C)
✓ Improved	✓ Single Family	Industrial [Mineral Interests-Nonprodu	cing State Assesse	ed Mobile Home
Unimproved IOLL	Multi-Family Commercial	Agricultural Recreational	Mineral Interests-Producing	Exempt	
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition	on Sheriff	Other
Bill of Sale Cemetery	Corrective Death Certificate – Transfer on		ase Person	nal Rep. Trust/Trustee	
9 Was transfer part kind exchange (I.F Exchange) by buyer Buyer S11 Was ownership trans	of IRS like- R.C. § 1031	nsfer Distribution Forecl Easement Gift ecree Exchange Grant	Life Estate [Revocable Trust Sale Satisfaction of Contract state purchased for same use? (I	Transfer on Death Trustee to Beneficiary Other (Explain) f No, state the intended use.)
13 Was the transfer bety	ween relatives, or if to a trustee,	are the trustor and beneficiary rela	atives? (If Yes, check the approp	priate box.)	
Yes VN	lo Aunt or Uncle to Niece	e or Nephew 🔲 Family Corp., F	Partnership, or LLC Se	elf O	ther
	Brothers and Sisters	Grandparents	and Grandchild Sp	oouse	
	Ex-spouse	Parents and C	hild Sto	ep-parent and Step-child	
14 What is the current m	narket value of the real property?		15 Was the mortgage assum	ned? (If Yes, state the amount an	d interest rate.)
\$215,000		2.	☐ Yes ☑ No	\$	%
16 Does this conveyanc	e divide a current parcel of land? No		17 Was transfer through a re of the agent or title comp	eal estate agent or a title compar any contact.) Yes Souther	n Title, LLC No
18 Address of Property 1029 Road 160 Red Cloud, NE			19 Name and Address of Pe Grantee	rson to Whom the Tax Statemen	Should be Sent
18a No address ass	· .	d			
	tach additional pages, if needed		L		
See Attached					
	al number of acres transferred in		•	\$	
The same of the same		ssumed	**************	22 °	215,000.00
	erty included in the purchase? o (If Yes. enter dollar amount :	and attach itemized list.) (see	instructions)		l
		ne 22 minus line 23)		S	215,000,00
25 If this transfer is e	exempt from the documentary	y stamp tax, list the exemption	number	<u> </u>	-
Und c@rrect, a		hat I have examined this stateme			a a a a a a
	ype Name of Grantee or Authori	zed Representative			8 8 32 - 70 00 Phone Number
sign low	me A he		PURE INCOME IN THE PROPERTY OF	rantee	3//2 /2024
here signature	e of Grantee or Authorized Repre	esentative	Title		Date
V		Register of Deed's Use Or			For Dept. Use Only
26 Date Deed Recorded	-11	amp or Exempt Number	28 Recording Data	2 27	
Mo. Day	2 yr. 34 \$ 48	5.75	bk 2024,	r9513	1
Nebraska Department of Rev	enue		•	 Authorized by Neb 	. Rev. Stat. §§ 76-214, 77-1327(2)

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 SS. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of March A.D., 2024, at 3:50 o'clock P. M. Recorded in Book 2024 on Page 313-374 County Clerk 3115-00 Deputy Ind_Comp_Assessor_Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-12-2694
\$ 483.75 By Oth

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 Alexandrea 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 // ,2024.		
Deanna Shipman	Monte Shipman	
STATE OF MOUSES COUNTY OF Ulaski) ss.		
The foregoing instrument was ackno Deanna Shipman and Monte Shipman, wife a	wledged before me or and husband.	n March (l , 2024 by
	Notary Po	the 1 salver ublic
My commission expires: 5-11-2050		OTTE DED NOTE DE DE NOTE DE DE NOTE DE DE NOTE DE DE NOTE DE N
		COUNTY MILLIAM # 1231 RELIEF

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	S	ale Date	School District Code												
91	20	24	373	3/3	12/2024	Base: 9	91-00	02	Affil	iated:		Unif	ied:					
Location	ID	Sal	e Number	Useabili	ty & Code#					Parcel 1	Number							
0015563	300		32	1		GeoCde	Twn	Twn Rng S		t Qrt	Subdiv	Area Blk		Par	rcel			
	D	ate of	Sale Assessed	Value		4373	2	10	16	4	00000	1	000	00	00			
Land		Im	provements		Total		D	ate of	Sale	Propert	y Classific	ation (ation Code					
39	,300		84,470		123,770	Status	Proj	perty Ty	тре	Zoning Location			City Size		l Size			
7.3		Irriga	ation Type:			A) 1	B)	05		C) 5	D) 3	E)	0	F)	5			
LCG		777	ACRES:	v	ALUE:		LCG			ACI	RES:	VALUE:						
IRRIGATE						GR	ASSLA	ND 1	G1									
	1A							io 20	1G		0.920		4	160				
2A1								29	G1									
2A								,	2G									
	3A1							30	G1			OBJULIUM	EDUE, OUR TENDER	N. 111 - 11 - 115141				
	3A							:	3G									
	4A1					Philippin		40	Gl									
	4A								4G									
DRYLANI	D 1D1					5	Shelterb	elt/Timl	ber									
	1D							Accreti	ion									
	2D1		na tietta mannistera propinsiona peterman	Security of the second				Wa	ste						***************************************			
	2D							Otl										
	3D1					AG L	AND '	ГОТА	L		0.920			4	160			
	3D							Roa					= =					
	4D1						I	Farm Si	tes		1.000	www.w.		13,8	340			
4D						ome Si			1.000		·	25,0	000					
		1					F	Recreati	on									
Dwellings		71,715			Oth	-												
Out	buildings				12,755	No	n-AG	ГОТА	L		2.000	***************************************		38,8	340			
Aggagganl	a Adim	~ ****	at to Cala Dad	oo (+ or	. \.		-	Lotal	Dag		Value							

Outbuildings	12,755	Non-AG TOTAL	2.000	38,840
Assessor's Adjustment to Sale Price	(+ or -):	Total Recap	ture Value:	
Assessor Comments and Reason for Adjust	ment:			
JTWD				
Comments from		Comments:		
001556300				
				(Continue on back)
				PAT 96-106-99

29090 35170

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement		
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 3 Day 14 Yr. 2024 Mo. 3 Day Day 14 Onte of Deed Mo. 3 Day 1	//
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See attached	Grantee's Name (Buyer) Victor L. Kugler and Carol D. Kugler	
Street or Other Mailing Address	Street or Other Mailing Address 825 N Webster Street	
City State Zip Code		Zin Code
	Red Cloud NE	Zip Code 68970 n? Yes No
Phone Number	Phone Number Is the grantee a 501(c)(3) organization (254) 718-9674 If Yes, is the grantee a 509(a) foundation	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
()	Property Type	(C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family Agricultural ☐ IOLL ☐ Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff O	ther
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Min	eral	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	Life Estate Sale Truste	fer on Death ee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust ☐ Partition ☐ Satisfaction of Contract ✔ Other 12 Was real estate purchased for same use? (If No.	(Explain) remainder int
V Yes No	Yes No	state the interided use.,
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other_	
Brothers and Sisters Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)
\$75,000	Yes No \$	%
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.)	Yes, include the name state 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 Shot Grantee	uld be Sent
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), Webster County, Nebraska	Block Nine (9), Smith and Moore's Addition to the City o	Red Cloud,
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	22 \$	0.00
23 Was non-real property included in the purchase?	\$	
Yes Volume No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		oł00
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	nt and that it is, to the best of my knowledge and belief, true, comp	olete, and
correct, and that I am duly authorized to sign this statement. Victor L. Kugler	. the	7 700 702
Print or Type Name of Grantee or Authorized Representative	400	Phone Number
sign / Marie of character of Authorized Representative	Grantee	3/14/2024
The state of the s	Title	Date
Register of Deed's Use On	lv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 3 Day 14y, 24 \$ Exempt# 5a	BK 2124 Pa. 393	
Nebraska Department of Revenue		Stat. §§ 76-214, 77-1327(2)

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

	воок <u>ар</u>
Entered on the numerical index and filed for record in the Clerk's office of said county this day of Man A.D., 20 24, at 10:50 o'clock A.M. Recorded in Book 2024 on Page 393-395 Object for a County Clerk 220 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 QUITCI	LAIM DEED
Jolene Arner, formerly Jolene Knoler, and Alle	en Arner wife and husband Jennifer Re

Jolene Arner, formerly Jolene Kugler, and Allen Arner, wife and husband, Jennifer Rempe and Travis Rempe, wife and husband, and Jamie Berens and Jeffrey Berens, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Victor L. Kugler and Carol D. Kugler, husband and wife, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

Executed Wirch , 2024

County of Webster , 2024

Allen Arner

General Notary - State of Nebraska Bridget Daehling My Comm. Exp. May 19, 2024

The foregoing instrument was acknowledged before me on \\ \) , 2024 by Jolene Arner, formerly Jolene Kugler, and Allen Arner, wife and husband.

Notary Public

Jamie Berens)	Jeffery Berens Jeffery Jeffery Jis	
STATE OF NEBRASKA COUNTY OF Lancaster)) ss.)	GENERAL NOTARY - State of Nebraska SARAH ROGERS-ARELLANO My Comm. Exp. May 16, 2027	
The foregoing instrument was by Jamie Berens and Jeffery Berens, w Zettrey	acknowledged vife and husbar		024
	San	an from Author Notary Public	÷

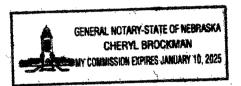
annuh	Mempe
Jennifer Rempe	A.

Travis Rempe

STATE OF NEBRASKA)

COUNTY OF Class)

The foregoing instrument was acknowledged before me on February 30, 2024 by Jennifer Rempe and Travis Rempe, wife and husband.



Chen Brockman Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date							S	chool	Dis	tric	t Code					
91	20	24	393		3/1	4/2024	Base:	91-	91-0002 Affiliated: Unified:											
Location	D	Sale	Number	Į	Jseabilit	y & Code#						Parc	el N	Vum	nber					
0001013	LOO		33		4	05	GeoCde	Т	wn	Rng	Se	ct C	rt)	Sτ	ubdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessec	l Va	lue		4371				0	0	0	10	0005		000	0000		
Land		Imp	rovements			Total		<u> </u>	Γ	ate of	Sale	Prop	erty	Cl:	assific	ation (Code	,		
4	,570		82,59	0		87,160	Status	T	Pro	coperty Type Zoning Loc						Cit	y Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (RC)			A) 1	A) 1 B) 01 C) 1 D)						⁾⁾ 1	E)	6	F) 1			
					· · · · · · · · · · · · · · · · · · ·	Residentia	1	•						Co	ommer	cial				
	Mul	tiple Im	provements:	Mu	ltiple. Impr	ovements.:				Multiple. Improvements.:										
		Constr	uction Date:	Construction Date: 1910						Construc	ion I	Date :								
			Floor:	Floor Sq. Ft.: 1,191							Ft. :									
		Buildin	g Cost New:							Cost:										
Single Family	Style:	101		Re	sidential	Condition: 2	20			Comme	rcia	l Occu	pano	cy C	ode:					
(100) 🗆 Mo	bile Hon	ne		(10) [(C	Worn Out				Primary	·		Ot	her1	1:		Other2:			
(101) 🙀 On	e Story			(20) 📮]	Badly Worn				Commercial Construction Class:										
(102) □ Tw				(30) □ Average						(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame										
(103) □ Spl						Good			4							me				
(104) 🗆 11.				(50	·	Very Good			4			lasonry								
(111) □ Bi-				(60) Excellent											ramed E	xt. Wal	ls			
(106) □ Oti				D. H. G. I.G. W.								etal Fra		and	Walls					
Townhouse o		x Style:		Residential Quality: 30						<u> </u>		ole Fran	ne							
(301) On				<u> </u>	<u></u>	LOW Date:			-	Cost Rank: Condi										
(302) Tw (307) 1 1				(30		Pair Average			\dashv	(10)						· · · · · · · · · · · · · · · · · · ·				
(308) Spl				(40		Good				(20) □ Average (20) □ Badly Wo (30) □ Above Average (30) □ Average										
(309) 🗆 21.						Jery Good					Hi		vera	ge			Good	<u> </u>		
(304) 🗆 On		Duolex		Ť	•	Excellent			\dashv	(40)	11.	ien.			`		Very (
(305) Tw			· <u></u>	(6.	,												Excell			
Assessor's			t to Sale P	rice	e (± or	-):		···	T											
Assessor Co						<i>y</i> -				2/19/10/1-										
			-			TAKEN OU	T OF I	IF	E	ESTAT	'E					· ·				
										······································										
			11-11/0 511																	
Comments	from					-		Con	nm	ents:	# EU									
		00105	300 000	125	5500			COL	ALKEL	VIII-3.								=		
						-														
																	(Conti	nue on back)		

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

	The deed will not be recorded	d unless this statemen	it is signed and ite	ems 1-25 are accur	ately completed.	
1 County Name	2 County Number		3 Date of Sale/Trans	sfer	4 Date of Deed	
	WEBSTER - 91	$\overline{\mathbf{v}}$	Mo3_ Day	14Yr2024	Mo Day	
5 Grantor's Name, Ad	Idress, and Telephone (Please Print)	A CONTRACTOR OF THE CONTRACTOR	6 Grantee's Name,	Address, and Telepho	one (Please Print)	
Grantor's Name (Seller			Grantee's Name (Bu Van Beber Pr	uyer)		
Street or Other Mailing 825 N Webster	and Carol D. Kugler Address St		Street or Other Mail 707 W 7th Ave	ling Address		
City Red Cloud	State NE	Zip Code 68970	City Red Cloud	01140	State NE	Zip Code 68970
Phone Number		000.0	Phone Number	Is the grante	e a 501(c)(3) organiza	
For all Address			(254) 718-967 Email Address	4 If Yes, is the	grantee a 509(a) foun	dation? Yes V No
Email Address n/a			n/a			
	ation Number. Check one box in categ			nobile home.		(0)
(A) Status			Property Type			(C)
✓ Improved		dustrial	Mineral Interests-N		State Assessed	Mobile Home
Unimproved		ricultural [creational	Mineral Interests-F	Producing	Exempt	
	Conservator Re		nd Contract/Memo	Partition	Sheriff	Other
8 Type of Deed Bill of Sale	Corrective		ase	Personal Rep.	Trust/Trustee	Other
Cemetery	Death Certificate – Transfer on Death	= =	neral [Warranty	
9 Was transfer part	t of IRS like- 10 Type of Transfer	Distribution Forecl	osure Irrevocable	e Trust Revocable	Trust Tra	nsfer on Death
kind exchange (I. Exchange) by buye	R.C. § 1031 Auction	Easement Gift	Life Estate	e Sale	Tru	stee to Beneficiary
Buyer	Seller No Court Decree		or Trust Partition			ner (Explain)
	sferred in full? (If No, explain the division No	1.)	100000 10000	as real estate purchase ✓ Yes	ed for same use? (If N	o, state the intended use.)
Yes Yes	ween relatives, or if to a trustee, are the		atives? (If Yes, check to Partnership, or LLC	Self	Othe	r
	Brothers and Sisters		and Grandchild	Spouse		
	Ex-spouse	Parents and Cl		Step-parent and	Step-child	
14 What is the current r	market value of the real property?		15 Was the mortgag	ge assumed? (If Yes, s	tate the amount and ir	nterest rate.)
\$75,000			Yes	✓ No \$		%
16 Does this conveyand	ce divide a current parcel of land? No		17 Was transfer thro of the agent or ti	ough a real estate age itle company contact.)	nt or a title company? Yes GTA Real	(If Yes, include the name Estate Group No
18 Address of Property				ess of Person to Whom		
825 N Webster			Grantee			
Red Cloud, NE	68970					
18a No address as	<u> </u>					
	ttach additional pages, if needed.) o (2), Block Nine (9), Original Towr	n of Red Cloud, Webste	r County, Nebraska	a, and		
	ot Six (6), and all of Lots Seven (7)	, Eight (8) and Nine (9),	, Block Nine (9), Sn	nith and Moore's A	Addition to the City	o Red Cloud,
Webster County, No						
21 If agricultural, list tota	al number of acres transferred in this tran	nsaction				
22 Total purchase pr	rice, including any liabilities assume	ed			22 \$	75,000.00
	perty included in the purchase?				\$	10,000,00
Yes V No	o (If Yes, enter dollar amount and att	ach itemized list.) (see i	instructions)		23	
24 Adjusted purchas	se price paid for real estate (line 22	minus line 23)	· · · · · · · · · · · · · · · · · · ·		24	75,000 <u>,</u> 00
25 If this transfer is e	exempt from the documentary stam	p tax, list the exemption	number			
Un	der penalties of law, I declare that I ha	ave examined this stateme		e best of my knowledg	e and belief, true, cor	mplete, and
	and that I am duly authorized to sign this es R. Van Beber, Member/W		r Properties, LL	С	150	1712-9674
Print or 7	Type Name of Grantee or Authorized Rep				201	Phone Number
sign Ch	art K. Vom Robe	Menty-		Grantee		3/14/2024
here Signatur	e of Grantee or Authorized Representati	ve	Title	ij		Date
	Ron	ister of Deed's Use Or	nly		T	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or	Exempt Number	28 Recording Data	. 0	,	. Si Dopa Ose Only
Mo. 3 Day 1	4 yr. 24 \$ 168.7	5	BK 2021	1. Pd. 39	6	
Nebraska Department of Rev				13	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this | day Man A.D., 20 24, at 10:5 o'clock _AM. Recorded in Book_ on Page County Clerk 1 Deputy Ind. Comp Carded_ Assessor Return to: Southern Title, LLC

BOOK 2024 PAGE

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.

Carol D. Kugler STATE OF NEBRASKA) ss. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on Victor L. Kugler and Carol D. Kugler, husband and wife.

GENERAL NOTARY - State of Nebraska DON E. THEOBALD My Comm. Exp. October 28, 2024

ótary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale	Date					S	cho	ol Dis	tri	ct Code	•				
91	20	24	396		3/	14,	/2024	Base: 91-0002 Affiliated: Unified:													
Location	D	Sale	Number	Ţ	Jseabil	ity d	& Code#						Pa	arcel N	Nu	mber					
0001255	500		34		1			GeoCde	Т	wn	Rng	Se	ect	Qrt		Subdiv	Area	Blk	Par	rcel	
	D	ate of S	ale Assessec	l Va	lue			4371				0	0	0	1	0020		009	00	00	
Land		Imp	rovements			To	tal		Date of Sale Property Classification Code												
3	,665		54,00	5			57,670	Status		Pr	operty T	уре	Z	oning		Location	Ci	ty Size	Parce	l Size	
Assessor Lo	cation:	RED	CLOUD (RC)				A) 1		B)	01 C) 1				D) 1	E)	6	F) 1			
							Residential				Commercial										
	Mul	tiple Im	provements:	Mul	ltiple. Imp	ргоче	ements.:				Multiple. Improvements. :										
		Constr	uction Date:	Construction Date : 1890							Construc	tion l	Date	:							
			Floor:	Floor Sq. Ft.: 1,818							Floor Sq	. Ft. :	:								
		Buildir	ig Cost New:	Cos	st :		192,4	10			Cost:										
Single Family				Re	sidentia	l Co	ndition: 2	<u> </u>			Comm	ercia	l Oc	cupan	cy (Code:					
(100) □ Mo		ne		 ` ` 	-		m Out				Primary	r:		Ot	the	г1:		Other2:			
(101) 🙀 On							lly Worn				Commercial Construction Class:										
(102) Tw	<u></u>			(30) Average							 (1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame 										
(103) □ Spl				(40		Goo				_							me				
(104) 1 1/ (111) Bi-1				(50			y Good			\dashv						g Walls		11			
(106) Oth				(60) Excellent												Framed E d Walls	xt. wa	шѕ			
Townhouse or		Style:		Residential Quality: 30							\ /			rame	ann	u wans					
(301) One		200,100		(10) Low						1	Cost Rank: Con							on:			
(302) Tw				————	·	Fair					(10) Low (10)							☐ Worn Out			
(307) 🗆 11/	2 Story			(30)) 	Ave	erage				(20) D] A	verag	ge		(l Badly			
(308) 🗆 Spl	it Level			(40)) 🗆	Goo	od				(30) Above Average						30) 🗆	I Avera	ge		
(309) 🗆 21/	2 Story			(50)) 🛮	Ver	y Good				(40) E] H	igh			(40) L	l Good			
(304) 🗆 One	e Story I	Duplex		(60) 🗆	Exc	ellent									. (50) E	Very (Good		
(305) 🗆 Tw	o Story I	Duplex			<u> </u>						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					(60) E	Excell	ent		
Assessor's						-															
Assessor Co	mment	s and R	leason for A	dju	stment	:															
WD																					
											<u></u>										
		<u> </u>												-							
Comments 1	rom								Cor	nm	ents:										
	000125500 000105300																				
		-,																			
																		(0	m10 c= 1	hacle)	
			·															(Cont	nue on 1	oack)	

17120

NEBRASKA Good Life. Great Service

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

• 10 be filed with the Register of Deeds.	 Head instructions on reverse side.
alf additional enace is needed add an a	ttachment and identify the applicable item number

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 2 Day 28 Yr. 24 WEBSTER - 91 Mo. 2 Day 28 Yr. 24 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Phillip Troudt and Charlene Troudt Shanna M Hartman Street or Other Mailing Address 235 University St Street or Other Mailing Address 450 Republican St Guide Rock Zip Code State Zip Code 68942 Guide Rock NE 68942 NE Phone Number (402) 257-2012 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution Sheriff Other 8 Type of Deed Conservator Land Contract/Memo Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Mineral Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Cemetery Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 **✓** Gift Life Estate Sale Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Seller V No Grantor Trust Partition Satisfaction of Contract Other (Explain) Buyer Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse ✓ Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$16,400 √ No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) √ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 425 University St Same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? 0,00 Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data al Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 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.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-24
\$ Exempt = 5-84

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.

hikip Troudt

Charlene Troudt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 22, 2024, by Phillip Troudt and Charlene Troudt, husband and wife.

Comm. expires

GENERAL MOTARY - State of Nebraska KORY MCCRACKEN My Comm. Etp. August 27, 2026

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date					S	choo	l Dis	trict	t Code					
91	20	24	397		2/2	8/2024	Base: 65-0011 Affiliated: Unified:													
Location	ID	Sale	Number	τ	Jseabilit	y & Code #						Par	cel N	Vum!	ber					
0006108	300		35		4	05	GeoCde	Tw	vn	Rng	Se	ct	Qrt	Su	bdiv	Area	Blk	P	arcel	
	D	ate of S	ale Assessec	l Va	lue		4487				0(0	0	40	010		009	00	000	
Land		Imp	rovements			Гotal			Da	te of S	Sale	Prop	perty	Cla	assifica	tion (Code			
1	,575		14,82	5		16,400	Status		Prop	erty Ty	pe	Zoi	ning	L	Location City Size			Parc	cel Size	
Assessor Lo	cation:	GUID	E ROCK	(GR	.)		A) 1	F	В)	01		C)	1	D)) 1	E)	7	F)	2	
						Residential		,			····· ·		•	Co	mmerc	cial				
	Mul	ltiple Im	provements:	Mul	tiple. Impr	ovements.:			М	Multiple. Improvements. :										
		Constr	uction Date:	Construction Date: 1890						onstruct	ion E	Date:								
			Floor:	Floor Sq. Ft. : 1,470							Ft. :									
		Buildir	ig Cost New:	Cos	t:	126,0	60		C	ost:										
Single Family				Res	sidential	Condition: 2	0		C	omme	rcial	l Occi	upanc	cy Co	ode:					
(100) □ Mo		ne		(10) 🗆 🔻	Vorn Out			Pı	rimary:			Ot	her1:	:		Other2:			
(101) 🙀 On				-		Badly Worn			C	Commercial Construction Class:										
(102) 🗆 Tw				(30) Average							(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) □ Spl				·		Good	.			(2) 🗆						me				
(104) 🗆 11.			 	(50	•	Very Good				(3) 🗆					Walls					
(111) Bi-				(60) Excellent						(4) <u> </u>					amed E	xt. Wa	ls			
(106) □ Oth						_			etal F		and '	Walls								
Townhouse of		x Style:			idential		(6) □ Pole Frame													
(301) □ On				Ė		ow		Cost Rank: Condition: (10)												
(302) Tw (307) 1 1				-		Pair Average			-								Worn			
(308) \square Spl				(40		Average Good	-		_	20) 🗆 30) 🗆							Badly Averag		1	
(309) 🗆 21/				(50		Jery Good							TVCIA	<u>gc</u>			Good	36		
(304) On		Duplex		-	·	Excellent			(40) ☐ High (40) ☐ Good (50) ☐ Very Good											
(305) Tw				(5.5													Excell			
Assessor's	Adju	stmen	t to Sale P	rice	e (+ or	-):													-	
Assessor Co	_									·				<u>_</u> _	·····					
			M PAREN			LD														

Comment	G									4										
000610					_		•	_om	mer	nts:										
000010	500			-															-	
							-													
																	(Conti	nue or	n back)	

14850

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement	nt 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 14 Yr. 2024 Mo. 03 Day 15 Yr. 2024									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Aaron C Giger	Grantee's Name (Buyer) Abby Korb									
Street or Other Mailing Address 537 N Kansas St	Street or Other Mailing Address 3042 Hwy 4									
CityStateZip CodeSuperiorNE68978	City State NE	Zip Code 68957								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No No									
Email Address	Email Address									
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.									
(A) Status (B) Property Type	(C)								
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home								
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt									
	nd Contract/Memo Partition Sheriff	Other								
	ase Personal Rep. Trust/Trustee	Julei								
	neral Quit Claim Warranty									
kind exchange (I.R.C. § 1031		sfer on Death								
Exchange) by buyer or seller?		tee to Beneficiary er (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No									
✓ Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self										
	and Grandchild Spouse									
Ex-spouse Parents and C	hild Step-parent and Step-child									
14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
\$6,850 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$ 17 Was transfer through a real estate agent or a title company? (%								
Yes No	of the agent or title company contact.)	No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent								
355 John St Guide Rock, NE 68942	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		14,000,00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)										
25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and										
correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613										
Print or Type Name of Grantee or Authorized Benresentative		Phone Number								
sign	Attorney	03/15/2024								
here Signature of Grantee or Authorized Representative	Title	Date								
Register of Deed's Use O	The state of the s	For Dept. Use Only								
26 Date Deed Recorded , 27 Value of Stamp or Exempt Number	100 D									
Mo. 3 Day 15 yr 24 \$ 31.50	RKANAY Pg 398									

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 Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Say of Natl A.D., 20 at at 10:10 o'clock A.M. Recorded in Book 2024 on Page 310 County Clerk

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-24
\$_3!.50 By ab

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 // , 2024.

Aaron C. Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March $\frac{14}{4}$, 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.	Во	ok	Pag	e	S	ale Date	School District Code								<u> </u>					
91	20	24	398	3	3/1	4/2024	Base:	65-	001	011 Affiliated: Unified:										
Location	ID	Sale	Number		Useability & Code #							Par	cel N	lumber	ımber					
0006084	100		36		1 GeoCde Twn Rng Sect Qrt Sub				Subdiv	Are	a Blk	Parcel								
Date of Sale Assessed Value					alue		4487				0	0	0	40010		005	0000			
Land Improvements							Date of Sale Property Classification Cod								n Code					
1	,330		5,5	520	·	6,850	Status	Property Type				Zoning		Location City Size		City Size	Parcel Size			
Assessor Lo	cation:	GUID	E ROCF	(GI					3)	01		C)	1	D) 1	Е	7	F) 1			
Residential												Comme	rcial		,					
:	Mul	tiple Im	provemen	ts: Mu	ıltiple. Impi	ovements.:			Mu	Multiple. Improvements. :										
		Constr	ruction Da	te: Co	nstruction I	Date: 18	95		Co	onstructi	ion I	Date :								
			Floc	or: Flo	or Sq. Ft. :	1,0	64		Flo	oor Sq.	Ft.:									
		Buildin	ig Cost Ne	w: Co	st:	128,3	35		Co	Cost:										
Single Family	Style:	101		Re	esidential	Condition: 1.	5		Co	Commercial Occupancy Code:										
(100) □ Mo	bile Hon	ne		(1	0) 🙀 '	Worn Out			Pri	Primary: Other1: Other2:										
(101) 🙀 On				(2	0) 📮 1	Badly Wom			Co					tion Class						
(102) 🗆 Tw					(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl					(40) □ Good						(2) Reinforced Concrete Frame									
(104) 🗆 11					(50) U Very Good						(3) Masonry Bearing Walls									
(111) □ Bi-				(6	(60) Excellent					(4) Uwood or Steel Framed Ext. Walls										
(106) □ Oth							(5)													
Townhouse of		Style:			Residential Quality: 40						(6) Pole Frame									
(301) □ One					(10) Low					Cost Rank:						ition:				
(302) Twice (307) 1 1/					(20) ☐ Fair (30) ☐ Average					(10)										
(308) Spl					(30) ☐ Average (40) ☐ Good)) □ Badly Worn)) □ Average				
(309) \square 2 1/						Very Good								☐ Average ☐ Good						
(304) One		Junley				Excellent			1(4	(50) □ Very Good										
(30 <i>5</i>) \square Tw				1,0	<u>У) Ш 1</u>	ZACCHCIII							••			☐ Very ☐ Excel				
Assessor's			t to Solo	Drie	o (+ on	\ <u>.</u>			1						(00)	LI LACCI	ion			
Assessor Co	_				•	') •	<u> </u>													
WD																				

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000608	400																			
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									-						(Cont	tinue on back)				

Good Life. Great Service.

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

FORM 521

DEPARTMENT OF REVENUE	 If additional space is 	needed, add an attac	hment and identify the applicable	tem number.
		Color of the second sec	ent is signed and items 1-25 are ac	
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed
[WEBSTER - 91		Mo Day Yr	Mo Day Yr
	ss, and Telephone (Please Print)		6 Grantee's Name, Address, and Tele Grantee's Name (Buyer)	- Control of the second of the
Grantor's Name (Seller) Geraldine L. Lewis			Grantee's Name (Buyer) Troy R and Monica K Schr	nitz
Street or Other Mailing Add 715 West 7th Ave			Street or Other Mailing Address 429 N Walnut St	
Red Cloud	State NE	Zip Code 68970	Red Cloud	State Zip Code 68970
(402) 746-2658			(402) 746-4209 If Yes, is	ntee a 501(c)(3) organization? Yes No he grantee a 509(a) foundation? Yes
Email Address			Email Address N/a	
7 Property Classification	Number. Check one box in cate	gories A and B. Check C	if property is also a mobile home.	
(A) Status		(E	B) Property Type	(C)
		ndustrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved I	= ' =	gricultural Recreational	Mineral Interests-Producing	Exempt
_ =	onservator	Distribution La	and Contract/Memo Partition	Sheriff Other
	orrective eath Certificate – Transfer on Death		ease Personal Rep. ineral Quit Claim	☐ Trust/Trustee☐ Warranty
9 Was transfer part of I kind exchange (I.R.C.	RS like- 8 1031	Distribution Fored	closure Irrevocable Trust Revocal	ole Trust Transfer on Death
Exchange) by buyer or s	seller?Auction	Easement Gift	Life Estate Sale	Trustee to Beneficiary
Buyer Selle	er No Court Decree ed in full? (If No, explain the divisio			tion of Contract Other (Explain)ased for same use? (If No, state the intended use.)
Yes No_			Yes No_	ased 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 rel	atives? (If Yes, check the appropriate box.)	
Yes ✓No	Aunt or Uncle to Niece or Ne		Partnership, or LLC Self	Other
	Brothers and Sisters	= -	and Grandchild Spouse	
14 What is the current marke	Ex-spouse	Parents and C	the sale leavestone of	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE
\$95,000	value of the real property?		15 Was the mortgage assumed? (If Yes Yes No \$	s, state the amount and interest rate.)
16 Does this conveyance div	ide a current parcel of land?		1 - 1 14/20/10 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	gent or a title company? (If Yes, include the name
Yes Vo			of the agent or title company contac	
18 Address of Property 441 N Walnut S Red Cloud, NE			19 Name and Address of Person to Who (Same as grantee)	om the Tax Statement Should be Sent
_		w)		
18a No address assigne 20 Legal Description (Attach				
Lots One (1). Ty	additional pages, if needed.) NO (2) and Three (3)	Block One (1)	LeDuc's Addition to Re	d Cloud, Webster County,
Nebraska, EXCI	EPT the East 116 fe	et of the South	4 feet of said Lot Three (3).
				; / -
21 If agricultural, list total num	nber of acres transferred in this trai	nsaction	·	
22 Total purchase price, i	ncluding any liabilities assume	ed	77117111111111111111111111111111	22 \$ 30,000 60
23 Was non-real property in	ncluded in the purchase?			\$
Yes No (If Y	es, enter dollar amount and att	ach itemized list.) (see i	nstructions)	23
24 Adjusted purchase prid	ce paid for real estate (line 22	minus line 23)		24 \$ 30,00 0 000
25 If this transfer is exemp	pt from the documentary stam	p tax, list the exemption	number	
Under po	enalties of law, I declare that I ha	ave examined this stateme	nt and that it is, to the best of my knowle	dge and belief, true, complete, and
correct, and the	at I am duly authorized to sign this	Statement.		dian MII 116
Print or Type A	ame of Grantee or Authorized Rep	presentative		<u>402-1410-421</u> Phone Number
sign	2 Kler		-	3-15-24
here Signature of S	rantee or Authorized Representati	ve	Title	Date
		ister of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or	Exempt Number	28 Recording Data	1.~
Mo. Day 13 Y lebraska Department of Revenue	r. 24 \$ 67.5		RK2074'Ld C	CU
	Supersedes 96-269-2008 Rev. 6-2019		. 0	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 🗽
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Man A.D., 20 24, at 12:51.
o'clock DM. Recorded in Book 2024
on Page 405
abbox Harria County Clerk
10.50 Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-24
\$ 67.50 By 60

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 $\frac{1}{2}$, 2024.

Geraldine I. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. expires Oct 1, 2025

Notary Publ

GENERAL NOTARY - State of Nebraska DANA L. SUTTERFIELD My Comm. Exp. October 1, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Š	Sale	Date	School District Code													
91	20	24	405		3/	12	/2024	Base: 91-0002 Affiliated: Unified:													
Location	ID	Sale	Number	Į	Useability & Code #								Pa	rcel N	Nun	mber					
0001352	00135200 37				1/1	1		GeoCde	Tw	n R	ng	Se	ct	Qrt	s	ubdiv	Area	Blk	Parcel		
Date of Sale Assesse					l Value			4371				0	0	0	10	0025		001	0000		
Land Improvements					Total					Date of Sale Property Classification Code											
1	1,555 93,1				94,735				F	ropert	operty Type Zoning				Location		y Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (RC) A) 1 B)) ()1		C)	1	I	D) 1	E)	6	F) 2			
							Residential							Commercial							
	Mul	tiple Im	provements:	Mu	ltiple. Im	prov	ements.:			Mult	Multiple. Improvements.:										
		Constr	uction Date:	Cor	nstruction	ı Dat	æ: 18	83		Cons	truct	ion I	Date :								
			Floor:	Flo	or Sq. Ft	. :	1,8	40		Floor	r Sq.	Ft. :									
		Buildir	ıg Cost New:	Cos	st:		234,1	85		Cost	Cost:										
Single Family	Style:	101		Re	sidentia	al Co	ondition: 3(<u>.</u>		Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆	Wo	orn Out			Primary: Other1: Other2:											
(101) 屏 On	e Story			(20	0) 🗆	Ba	dly Worn			Con	nme	rcia	l Cor	nstruc	tion	ı Class:					
(102) 🗆 Tw	o Story			(30) 🙀 Average						(1)	(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl	it Level			(40) □ Good						(2)	(2) Reinforced Concrete Frame										
(104) 🛘 11.	/2 Story			(50	(50) □ Very Good					(3)	(3) Masonry Bearing Walls										
(111) 🗆 Bi-	Level			(60	(60) □ Excellent						(4) Uwood or Steel Framed Ext. Walls										
(106) □ Otl	ner							(5)													
Townhouse o	r Duplex	Style:		Residential Quality: 50						(6) D Pole Frame											
(301) 🗆 On	e Story			(10	0) 🗆	Lo	w	Cost Rank: Co						onditi	ondition:						
(302) 🗆 Tw	o Story			(20	0) 🗆	Fai	r			(10)	(10) ☐ Low (10) ☐ Worn Out							Out			
(307) 🛘 11.	/2 Story			(30	0) 🗆	Av	erage	 		(20) ☐ Average (20) ☐ Badly W							Worn				
	it Level			(40	0) 🗆	Go	od							Avera	ige	(3	30) 🗆	Avera	ge		
(309) 🗆 21.				(50		Ve:	ry Good			(40)) 🗆	Hi	igh			(4		Good			
(304) 🗆 On				(60	0) 🗆	Ex	cellent			-				•				Very (
(305) □ Tw	o Story I	Duplex														(6	50) 🗆	Excell	ent		
Assessor's					•		:		4												
Assessor Co	omment	s and F	Reason for A	\dju	stment	t:															
JTQCD																					
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Comments from Comments							mente	:								·					
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