NEBRASKA Good Life, Great Service DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 03 Day 20 2024 Mo. __03 __Dav WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Michael D. Hohenfield Grantee's Name (Buyer) Marcia L. Dornhoff Street or Other Mailing Addre Street or Other Mailing Address 808 N. Colorado N. Cherry S City Minden Zip Code 68959 State Phone Number (402) 469-6729 Phone Number (308) 830-3406 Is the grantee a 501(c)(3) organization? √No Yes If Yes, is the grantee a 509(a) foundation? Email Address N.A. Email Address N.A. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Life Estate ✓ Sale Auction Easement Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes √No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$31,350 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co. Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 414 N. McKelvey St. See Grantee Bladen, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lot Three (3), Block One (1), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 31.350.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 31,350,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4198 Danielle L. Kelley Phone Number Print or Type Name of Grantee or Authorized Representative Closing Department Manager 03-20-2024 Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day 20 \$ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3 _{SS} .
County of Webster Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of March A.D., 2024, at 10:35 o'clock A.M. Recorded in Book 2021
on Page 410
Alphou Hand County Clerk
510.00 Assessor Carded_
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3 - 20 - 2024
\$ 72.00 By 044

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

Warranty Deed

The Grantor, MICHAEL D. HOHENFIELD, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to

MARCIA L. DORNHOFF, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Three (3), Block One (1), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 3[19[29]	Michael D. Hohenfield
STATE OF NEBRASKA COUNTY OF WELDERCO	
On this 9 day of March	, 20 24, before me personally appeared Michael D.
Stephanie D Harms General Notary, State of Nebraska My Commission Expires 03/30/2027	Notary Public - Stephanie D. Harms

Residential & Commercial Sales Worksheet

Cnty No. Book Page Sale Date School District Code 91 2024 416 3/20/2024 Base: 01-0123 Affiliated: Unified: Parcel Number Location ID Sale Number Useability & Code # Parcel Number																					
91	20:	24	4	116		3/2	0/2024	Base: (1-0	123	Affi	iliateo	d:		Unified:						
Location	Ю	Sale	Numl	ber	U	seabili	y & Code#					Par	cel N	lum	ber						
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Land	Part			nents	Total				Date of Sale Property C					Cla	assific	ation	Code				
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						-	Residential					, -		Co	mmer	cial	· · · · · · · · · · · · · · · · · · ·				
	Mult	tiple Imp	proven	nents:	Mult	iple. Impi	ovements.:			Multiple.	Impr	oveme	nts.:								
	Part			Date:	Cons	truction I	Date: 19	97		Construc	tion D	Date :									
)	Floor:	Floor	Sq. Ft. :	1,2	16		Floor Sq.	Ft. :										
	P1 2024 Location ID Sale Not 000501100 38 Date of Sale 1,010 Impro 1,010 Assessor Location: BLADEN Multiple Impro Construct Building Con				Cost	:	63,3	60	_	Cost:											
Single Family	Sale Number				Resi	idential	Condition: 3	0		Comme	rcial	Occu	apanc	y Co	ode:						
Part Part					(10)	· 🗆 '	Worn Out			Primary	:		Otl	her1	:		Other2:				
(101) 🗆 Ons	e Story				(20)		Badly Worn			Comme	rcial	Cons	struct	tion	Class:						
Location ID Sale Num O00501100 38 Date of Sale Assessor Location: BLADEN Assessor Location: Building Cost Single Family Style: 100 (100)					(30)	*	Average			(1)	Fir	reproc	of Stru	ıctuı	ral Stee	l Fram	e				
							Good			· ` ´					ete Fra	me					
(103) □ Split Level (104) □ 1 1/2 Story (111) □ Bi-Level					(50)		Very Good								Walls						
					(60)		Excellent			<u> </u>					amed E	xt. Wa	lls				
, ,							*					etal Fi		and	Walls						
		Style:					Quality: 30			<u> </u>		le Fra	me								
					_ ` ′		.ow			Cost Ra				_		onditi					
Townhouse or Duplex Style: (301) □ One Story (302) □ Two Story							Fair			(10) □ Low (20) □ Average					`	(10) □ Worn Out (20) □ Badly Worn					
					(30)		Average														
					(40)		Good			(30) ☐ Above Average (40) ☐ High						(30)					
		. 1			(50)		Very Good			(40) □	HI	gn			`		Good	Cood.			
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NEBRASKA
Good Life, Great Service.

Real Estate Transfer Statement

39

FORM **521**

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2024 Mo. 02 Day 08 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) David B. Garwood, Master Commissioner U.S. Bank National Association, not in its individual capacity Street or Other Mailing Address 401 N. Webster St. Street or Other Mailing Address c/o Selene 9990 Richmond, Suite 100 Zip Code 68970-2466 Zip Code 77042 State City Houston State TX Red Cloud Phone Number (877) 735-3637 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-3613 If Yes, is the grantee a 509(a) foundation? Email Address info@hwmlawfirm.com 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) Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational ✓ Other Master Comm. 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Fasement Lease Personal Reg. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution √ Foreclosure Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Selfer 📝 No Court Decree Satisfaction of Contract Other (Explain) Buyer Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No. √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Sell Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$64,618 Yes √ No 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.) Yes Yes √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 210 West Saline Street Same as #6 above. Blue Hill, NE 68930 18a 7 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) LOTS THREE, FOUR AND FIVE (3, 4, 5), BLOCK "A" NELSON'S SUBDIVISION OF ROHER'S ADDITION TO VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA. 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 64,618¹32 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 64,618|32 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. (402) 829-0400 Eric H. Lindquist Phone Number Print or Type Name of Grantee or Authorized Representative sign Attorney for Plaintiff 03/19/2024 Title Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Numbe 28 Recording Data Date Deed Recorded 3 Day Authorized by Neb. Rev. Stal. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

By AS

Date: 03/20/24 \$ Ex024

Bk 2024, Pg 417

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 20 day of March A.D., 2024, at 11:19 o'clock AM. Recorded in Book 2024 on Pages 417-418

Sindlywoods County Clerk

Fee: \$16.00 By: AS Deputy **Electronically Recorded**

Halliday, Watkins & Mann, P.C. 8712 West Dodge Road, Suite 260 Omaha, NE 68114

MASTER COMMISSIONER'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, in an action found at Case No. CI 23-28 in the District Court of Webster County, Nebraska, wherein U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, is the plaintiff, and Shelly Jameson and Randy J. Jameson, wife and husband, Nebraska Title, Trustee, Bankers Trust Company as Trustee, Assignee Beneficiary, and Bank of America, N.A. f/k/a FIA Card Services, N.A., were the defendants, U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, did obtain a Decree finding that there is due the plaintiff the sum of Sixty-Five Thousand Five Hundred Sixty-six Dollars and Nine Cents (\$65,566.09) plus interest and costs of suit; and

WHEREAS, it was further ordered in said Decree that in default of the payment of the sum so found due by the defendants that the appointed Master Commissioner should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same; and

WHEREAS, default in payment having been made therein, David B. Garwood, Master Commissioner under and by virtue of the said Decree and the Order of Sale to him duly directed, did on February 8, 2024, at the front steps of the Webster County Courthouse in the City of Red Cloud, having first given due and legal notice of the time and place of said sale by publication once in each week for four consecutive weeks in a newspaper printed and in general circulation in said County of Webster, sell said premises at public auction to U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, for the sum of Sixty-Four Thousand Six Hundred Eighteen Dollars and Thirty-two Cents (\$64,618.32); and

WHEREAS such Master Commissioner's sale was afterward confirmed on March 12, 2024, and the said David B. Garwood, Master Commissioner was ordered to convey said premises in fee simple title to U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, its successors and assigns.

NOW, THEREFORE, I David B. Garwood, Master Commissioner, in consideration of the premises and by virtue of the powers vested in me by law and the Decree of said Court, do hereby give, grant, and convey to U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, its successors and assigns, the premises so as aforesaid sold, to wit:

LOTS THREE, FOUR AND FIVE (3, 4, 5), BLOCK "A" NELSON'S SUBDIVISION OF ROHER'S ADDITION TO VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA,

TO HAVE AND TO HOLD the same unto U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, its successors and assigns.

IN WITNESS WHEREOF,	, I have, as such Master Commissioner, hereunto set my hand this
day of March, 2024.	David B. Garwood Master Commissioner
STATE OF NEBRASKA)) ss:
COUNTY OF WEBSTER	
The foregoing instrument w	was acknowledged before me this 45 day of March, 2024, by David B.
Garwood, Master Commissioner.	
	Notary Public
My Commission Expires: Angus	GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	. "	Ş	Sale	Date				S	choo	l Dis	tric	t Code				
91	20:	24	417	2/8/2024				Base: 9	1-0	074	Aff	iliate	ed:			Unif	ied:		
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Land		Imp	rovements			T	otal]	Date of	Sale	Pro	perty	· Cl	lassifica	tion (Code		
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							Residential							C	ommer	cial		<u></u>	
·	Mult	tiple Im	provements:	Mul	tiple. In	prov	rements.:			Multiple	. Impi	rovem	ents.:						
	P1 2024 Location ID Sale I 00330600			Con	struction	n Da	te: 19	00		Constru	ction I	Date:							
			Floor:	Floc	r Sq. Ft	. :	1,6	80		Floor So	Į. Ft. :								
	100) ☐ Mobile Home 101) ☐ One Story 102) ☐ Two Story 103) ☐ Split Level 104) ☐ 1 1/2 Story 111) ☐ Bi-Level				:		158,9	55		Cost:									
Single Family	Style:	101		Res	identi	al C	ondition: 20	0		Comm	ercia	l Occ	upano	cy C	Code:				
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(101) 📮 One	e Story			(20) 🙀	Ba	dly Worn			Comm	ercia	l Con	struc	tion	ı Class:				
(102) 🗆 Tw		(30) 🗆	Av	erage			• • •					ıral Steel		;				
(103) □ Spl		(40) 🗆		ood								crete Fra	me					
		(50) 🗆		ry Good			(3) ☐ Masonry Bearing Walls (4) ☐ Wood or Steel Framed Ext. Walls											
, ,		(60) 🗆	Ex	cellent			_ ` `						xt. Wa	lls				
	91 2024 Location ID Sale No. 000330600 39 Date of Sale Land Improvement													and	l Walls				
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(305) □ Tw	o Story L	Juplex													((50) L	Excell	ent	
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Assessor Co	mment	s and F	leason for A	\dju	stmen	t:													
MASTER	COMM	ISSIC	NER'S D	EEC	; FC	ORE	CLOSURE												-
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Comments	from				· ··-				Comn	nents:									
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NEBRASKA 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
521

The deed will not be recorded unless this stater	ment 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 ▼		ay <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Curtis Jensen and Tammy Jensen Street or Other Mailing Address	Grantee's Name (Buyer) Alice Forster Russell	
1264 Hwy 136	Street or Other Mailing Address 706 N Seward Street	
City State Zip Code Red Cloud NE 689	70 Red Cloud NE	Zip Code 68970
Phone Number 402-519-0295	Phone Number Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for	
Email Address	Email Address	didation: les Fino
n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check		
(A) Status	(B) Property Type	(C)
✓ Improved ✓ Single Family Industrial ✓ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	☐ Mineral Interests-Nonproducing ☐ State Assesse ☐ Mineral Interests-Producing ☐ Exempt	d Mobile Home
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (i.R.C. § 1031 Exchange) by buyer or seller?	Foreclosure Irrevocable Trust Revocable Trust Sift Life Estate P Sale Grantor Trust Partition Satisfaction of Contract Satisfaction	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	y relatives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Co	orp., Partnership, or LLC Self Ot	her
☐ Brothers and Sisters ☐ Grandpare	ents and Grandchild Spouse	
Ex-spouse Parents ar	nd Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	d interest rate.)
\$95,000	Yes	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes GTA Re	al Estate Group No
18 Address of Property 706 N Seward Street Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Grantee	Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) Cloud, Webster County, Nebraska) and Seventeen (17), Block Eleven (11), Origin	al Town of Red
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		95,000 <mark>,</mark> 00
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (s	see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		95,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemp	ption number	
Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement.	tement and that it is, to the best of my knowledge and belief, true,	
Alice Forster Russell		5
Print of Type Name of Grantee or Authorized Représentative	Grantee	3/ <i>J</i> () /2024
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Us	o Only	For Dept. Use Only
26 Date Deed Recorded . 27 Value of Stamp or Exempt Number	28 Recording Data	1 or populate orally
Mo. 3 Day 20 Yr. 24 \$ 213.75	RKANU to 421	
Nebraska Department of Revenue	Authorized by Neb	Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2024</u> PAGE 421

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day _A.D., 20 入 M. Recorded in Book NEBRASKA DOCUMENTARY Date gunty Clerk 1 Deputy __Comp_ _Assessor_ Carded Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY DEED Curtis Jensen and Tammy Jensen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Alice Forster Russell, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Eleven (11), Original Town of 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. March 20, 2024. Executed Curtis Jensen t STATE OF NEBRASKA) ss. COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Curtis Jensen and Tammy Jensen, husband and wife.

March 20,2024 by

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				S	chool	Dist	trict (Code			
91	1				3/:	20/2024	Base: 9	91-(0002	Aff	iliated	1:			Unif	ied:	
Location	ID	Sale	Number	U:	seabil	ity & Code#					Parc	cel N	Jumb	er			
0001062	200		40		1		GeoCde	Tw	n Rng	Se	ct (Qrt	Sub	odiv	Агеа	Blk	Parcel
	D	ate of S	ale Assessed	Val	ue		4371			0	0	0	100	005		011	0000
Land		Imp	rovements			Total			Date of	Sale	Prop	erty	Clas	ssifica	tion (Code	
2	,735		98,745	5		101,480	Status	I	Property Ty	ре	Zon	uing	Lo	ocation	Cit	y Size	Parcel Size
		RED				•	A) 1	В	01		C)	1	D)	1	E)	6	F) 2
				<u> </u>		Residential							Con	nmerc	ial		
	Mul	tiple Im	provements:	Multi	iple. Im	provements.:			Multiple	. Impi	ovemer	nts.:					
		Constr	uction Date:	Cons	truction	Date : 18	81		Construc	tion I	Date:						
			Floor:	Floor	Sq. Ft.	1,9	17		Floor Sq	. Ft. :							
		Buildin	ig Cost New:	Cost	:	188,9	30		Cost:								
Single Family	Style:	104		Resi	dentia	Condition: 3	0		Commo	ercia	l Occu	pano	y Co	de:			81111111
(100) □ Mc	bile Hon	ne		(10)		Worn Out			Primary	:		Ot	herl:		(Other2:	
(101) 🗆 On	e Story			(20)		Badly Worn			Commo	ercia	l Cons	truc	tion C	Class:			
(102) 🗆 Tw	o Story			(30)	*	Average			(1)] Fi	гергоо	f Stri	uctura	al Steel	Frame	;	
(103) □ Spl	it Level			(40)		Good			(2)	R	einforc	ed C	oncre	ete Frar	ne		
Location ID O00106200 Date of Sale A Land Land Improve 2,735 Assessor Location: RED CLO Multiple Improve Constructio Building Construction Building Construction Building Construction Single Family Style: 104 (100)				(50)		Very Good			(3)] M	asonry	Bea	ring V	Walls			
(111) □ Bi-	Level			(60)		Excellent			(4)	l W	ood or	r Stee	el Frar	med Ex	ct. Wal	ls	
(106) □ Oth	ier								(5) E] M	etal Fr	ame	and W	Valls			
Townhouse of	r Duplex	Style:				Quality: 30			(6) E	Po	ole Frai	me					
(301) 🗆 On	e Story			(10)		Low			Cost R	nk:				C	onditie	on:	
, ,				(20)		Fair			(10) E							Worn	
(307) 🗆 11	2 Story			(30)		Average					verage			(2		Badly	
(308) □ Spl		(40)		Good					bove A	vera	ge			Avera	ge		
		(50)		Very Good			(40) E	H	igh					Good			
				(60)		Excellent						• .				Very	
(305) 🛘 Tw	o Story I	Duplex												(6	0) 🗆	Excell	ent
	•													· · · · · · · · · · · · · · · · · · ·			
Assessor Co	mment	s and F	Reason for A	djus	tment	•											
WD							-										
																-	
		40.41															
Comments	from							Com	ments:			<u>-</u> _					• ***
								COIII									
000108																	
																(Cont	nue on back)

FORM

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.

521

	it is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Gary D and Laura Rasser, and Lonny Rasser	Grantee's Name (Buyer) RBF, LLC										
Street or Other Mailing Address 1492 HWY 136	Street or Other Mailing Address 7200 Olive Creek Road										
Red Cloud NE State Zip Code 68970	Firth State Zip Code 68358										
Phone Number (402) 746-3374	Phone Number (402) 746-4451 Is the grantee a 501(c)(3) organization? Yes 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.										
) Property Type (C)										
☑ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt										
	nd Contract/Memo Partition Sheriff Other										
	ase Personal Rep. Trust/Trustee neral Quit Claim										
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect											
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.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) V Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.											
✓ YesNo _✓ Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	Partnership, or LLC Self Other and Grandchild Spouse										
Ex-spouse V Parents and Cl											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
	☐ Yes 🔽 No \$ %										
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No										
18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
(See description attached)											
21 If agricultural, list total number of acres transferred in this transaction100+-											
<u> </u>											
22 Total purchase price, including any liabilities assumed	22 5 156,400.00										
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	instructions) 23 0100										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)											
25 If this transfer is exempt from the documentary stamp tax, list the exemption											
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613										
Print or Type Name of Grantee of Authorized Representative	Phone Number										
sign Soul Sungar	Attorney April 1, 2024										
here Signature of Grantee or Authorized Representative	Title Date										
Register of Deed's Use Or											
26 Date Deed Recorded Mo. 4 Day 1 Yr. 24 27 Value of Stamp or Exempt Number \$ 353.25	BK 2024. Pa 465										
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										

WEST TRACT: A tract of land in the NW¼ of Section (4) Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section Four (4); thence West in the Section Line a distance of 660.00; thence S08°00'00"E a distance of 612 feet; thence S60°00'00"E more or less to a point on the railroad right-of-way line 150 feet West of the East line of said NW¼; thence East in the North railroad right-of-way line 150 feet to the Quarter-Section line; thence North in the Quarter-Section line to the POB; EXCEPT highway right-of-way; AND

GRASS: All that part of the Northeast Quarter (NE½) of Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying NORTH of the railroad right of way; EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474; AND

STARKE LAND: Part of the North Half of the Northwest Quarter (N½NW¾) lying North and West of the railroad right-of-way, and West of the "pasture fence", in Section Three (3), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described approximately as follows: Commencing at the Northwest corner of said Section 3; thence East in the Section line a distance of 355 feet; thence South a distance of 117 feet to the corner of the pasture fence; thence S33°W along the fence line a distance of 292 feet; thence S7°E along the fence line a distance of 311 feet; thence S4°W along the fence line a distance of 329 feet; thence S50°W along the fence line a distance of 60 feet; thence S3°E along the fence line a distance of 291 feet to the North line of the railroad right-of-way; thence Westerly along the railroad right-of-way a distance of 173 feet, more or less, to the West line of said Section 3; thence North along the West section line a distance of 1325 feet to the point of commencing; EXCEPT the highway right-of-way.

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of April A.D., 20 24, at 12:03 o'clock DM. Recorded in Book 2044

Assessor

Ind

Comp

County Clerk
Deputy

Carded

BOOK 2024 PAGE 465

JOINT TENANCY WARRANTY DEED

Lonny D. Rasser, also known as Lonnie Rasser, a single person; and Gary D. Rasser and Laura L. Rasser, husband and wife, GRANTORS, in consideration of ONE HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS, (\$156,400.00), convey to RBF, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

WEST TRACT: A tract of land in the NW¼ of Section (4) Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section Four (4); thence West in the Section Line a distance of 660.00; thence S08°00'00"E a distance of 612 feet; thence S60°00'00"E more or less to a point on the railroad right-of-way line 150 feet West of the East line of said NW¼; thence East in the North railroad right-of-way line 150 feet to the Quarter-Section line; thence North in the Quarter-Section line to the POB; EXCEPT highway right-of-way; AND

GRASS: All that part of the Northeast Quarter (NE½) of Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying NORTH of the railroad right of way; EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474; AND

STARKE LAND: Part of the North Half of the Northwest Quarter (N½NW¼) lying North and West of the railroad right-of-way, and West of the "pasture fence", in Section Three (3), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described approximately as follows: Commencing at the Northwest corner of said Section 3; thence East in the Section line a distance of 355 feet; thence South a distance of 117 feet to the corner of the pasture fence; thence S33°W along the fence line a distance of 292 feet; thence

S7°E along the fence line a distance of 311 feet; thence S4°W along the fence line a distance of 329 feet; thence S50°W along the fence line a distance of 60 feet; thence S3°E along the fence line a distance of 291 feet to the North line of the railroad right-of-way; thence Westerly along the railroad right-of-way a distance of 173 feet, more or less, to the West line of said Section 3; thence North along the West section line a distance of 1325 feet to the point of commencing; EXCEPT the highway right-of-way.

GRANTORS covenant with the GRANTEES that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions 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.

Executed February	Tampl Rasser
	Lonny D. Rasser
	P QD

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February _______, 2024, by Lonny D. Rasser, a single person, and by Gary D. Rasser and Laura L. Rasser, husband and wife.

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

Comm. expires 12 -> - I 636

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	A Service of the			Sc	100l Di	strict	Code						
91	20	24	465	12/1	Base:	91-00	02		Unified:									
Location 1	$\mathbf{D} \mid$	Sale	Number	Useabilit	y & Code #	Parcel Number												
0014016	01		41	4	05	GeoCde	Twn	Rng	Sect	Qrt	Sul	Subdiv		Area Blk		Parcel		
	D	ate of S	ale Assessed '	Value		0000	1	10	3	0	000	000	1	000	0	000		
Land		Imp	rovements	1	Cotal		D	ate of	Sale]	Propert	y Cla	ssifica	tion (Code				
1,324,	045		6,715	1,	330,760	Status	Pro	perty Ty	ре	Zoning	L	ocation	ı City Size			Parcel Size		
		Irrigat	ion Type: OT	HER IRR	IGATION	A) 2	B)	05		c) 5	D)	3	E)	0	F)	7		
LCG			ACRES:	VA	LUE:		LCG			AC	RES:			VAL	UE:	V.		
IRRIGATE	D IAI					GI	RASSLA	ND 1	G1		41.9	60				035		
	lA								1G									
	2A1							2	G1		13.3	90			19,	415		
	2A							4	2G									
= 1 101	3A1							3	G1									
	3A							:	3G									
	4A1		6.820		25,950			4	Gl									
	4A		2.860		2,390				4G									
DRYLAND	1D1		0.030		85		Shelterb	elt/Timl	ber									
	1D		0.010		30			Accreti	on									
	2D1							Wa	ste									
	2D			***				Oti										
	3D1					AGI	AND		_		69.4	:30		1	24,	905		
	3D				·			Roa										
	4D1		0.520		1,435			arm Si			1.0	00			13,	840		
	4D		3.840		10,565			ome Si										
		Naster C					H	Recreati	-									
	wellings				6 84-	3.7	100	Otl							12	040		
Outb	uildings				6,715	No	n-AG	IUIA	ш		1.0	00			, د⊥	840		

Total Recapture Value:
NEPHEW
nents:
WAY-1
(Continue on back)

38670 **NEBRASKA**

Real Estate Transfer Statement



FORM

Good Life. Great Service. 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	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 04 Day 02 Yr. 2024 Mo. 12 Day 08 Yr. 2023
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)
Freedom Mortgage Corporation	Secretary of Housing and Urban Development
Street or Other Mailing Address 951 Yamato Road	Street or Other Mailing Address c/o ISN Corporation, 2000 N Classen Blvd., Suite 3200
City State Zip Code Boca Raton FL 33431	City State Zip Code OKlahoma City OK 73106
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No
(855) 690-5900 Email Address	(888) 619-7835 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address postsale@freedommortgage.com	mcm-info@isncorp.com
7 Property Classification Number. Check one box in categories A and B. Check C i	
(A) Status (E	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	-
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
	ineral Quit Claim V Warranty
kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
Charles (ge) by bayer of series:	
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 rel	
	Partnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse Child Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$135,000 .	Yes V No \$%
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
641 W 6th Ave, Red Cloud, NE 68970	Secretary of Housing and Urban Development c/o ISN Corporation, 2000 N Classen Blvd., Suite 3200
18a No address assigned 18b Vacant land	Oklahoma City, OK 73106
20 Legal Description (Attach additional pages, if needed.)	
The South Half (S1/2) of Lot Twenty-one (21) and all of Lot Block Two (2), Radcliff's Addition to Red Cloud, Webster C	s Twenty-two (22), Twenty-three (23) and Twenty-four (24), ounty, Nebraska, according to the recorded plat thereof.
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)
— — · · · · · · · · · · · · · · · · · ·	S S S S S S S S S S
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	and the same of th
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number 2
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement. Shelly Casares	ent and that it is, to the best of my knowledge and belief, true, complete, and (801) 355-2886
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Shelly Casares	Attorney for Freedom Mortgage Corporation 04/02/2024
here Signaturé of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	niy For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 2 Yr. 24 \$ Exempt # 2	BK2024 1/4 475
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) his docur 2024 Apr 02 12:59 PM Ex002 Book 2024 Page 475
Grantee—Hetain a copy of t	nis docui

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/02/24 \$ Ex002

By AS

Bk 2024, Pg 475

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 02 day of April A.D., 2024, at 12:59 o'clock PM. Recorded in Book 2024 on Pages 475-477

gudlgudth County Clerk

Fee: \$22.00 Bv: AS Deputy Electronically Recorded

After recording return to: Halliday, Watkins & Mann, P.C. 376 East 400 South, Suite 300 Salt Lake City, UT 84111 Phone: 801-355-2886

HWM FILE # NE21089 TAX # 000149000 Page 1 of 2

EXEMPT FROM THE DOCUMENTARY STAMP TAX PURSUANT TO NEB. REV. STAT. § 76-902(2)

SPECIAL WARRANTY DEED

Freedom Mortgage Corporation having an address of 951 Yamato Road, Boca Raton, FL 33431, as GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to Secretary of Housing and Urban Development, their successors and assigns, hereinafter referred to as GRANTEE, whose address is HUDs MCM, ISN Western Operation Center, Attn: Mortgagee Compliance Manager, 2000 N Classen Blvd. #3200, Oklahoma City, OK 73106, GRANTEE for Ten Dollars (\$10.00) and other good and valuable consideration, the following real property situated in Webster County, State of Nebraska, and more particularly described as follows:

See attached Exhibit "A"

Grantee, by acceptance of this deed, acknowledges that Grantor, or its predecessor in interest, acquired title to the property through a foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor, or its predecessor in interest. Grantor, while in title, has not been in actual physical possession of the property, and therefore, the property is being sold to Grantee, and Grantee, by acceptance of this deed, accepts the property AS IS, WHERE IS, without recourse to Grantor, and with no representations or warranties of any kind or nature being made by Grantor as to the condition, fitness, or status of the property, except as to the special warranties of title specifically set forth herein.

Remainder of page intentionally left blank

SPECIAL WARRANTY DEED
Address: 641 W 6th Ave, Red Cloud, NE 68970
HWM File # NE21089

Page 2 of 2

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand to be affixed by its duly authorized signor this day of
Freedom Mortgage Corporation
By: Angle D. Acherts Name: Aborts Title: For Specialist. II
State of: Indiana
County of: Hamilton
on A-8-3033 before me, Was Carfer a Notary Public, personally appeared D. Robert , who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity as the FCL 5000 and Composition of Freedom Mortgage Corporation, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of that the foregoing paragraph is true and correct.
Witness my hand and official seal
Mila CARTER Notary Public, State of Indiana Hencock County Commission Number Offices NOTARY PUBLIC NOTARY PUBLIC
My Commission Expires: 02-05-2027

Exhibit "A"

The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Claud, Webster County, Nebraska, according to the recorded plat thereof.

More Correctly Described As:

The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof

TAX # 000149000

Commonly known as: 641 W 6th Ave, Red Cloud, NE 68970

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page			Sale Date					Sc	hool Dis	trict C	ode	Y Just		
91	2024	475		4,	/2/2024	Base: 91-0002					liated:	Unified:				
Location	ID :	Sale Number	Use	eabi	lity & Code #					2) 2 (m (*) ()	Parcel I	Numbe	r			
0001490	000	42		4	04	GeoCde	Τv	vn F	tng	Sec	t Qrt	Subd	iv	Area	Blk	Parcel
	Date	of Sale Assessed	Valu	e		4371				00	0	100	15		002	0000
Land		Improvements			Total			Date	of S	Sale :	Propert	y Class	ifica	tion (Code	
1	,915	96,365	5		98,280	Status		Proper	ty Ty	pe	Zoning	Loc	ation	Cit	y Size	Parcel Size
Assessor Lo	cation: RI	ED CLOUD (F	RC)			A) 1	I	3) (01		C) 1	D)	1	E)	6	F) 2
					Residential					iri.		Com	nerc	ial		
	Multiple	Improvements:	Multip	le. Im	provements.:			Mul	tiple.	Impro	vements.:					
	Co	nstruction Date:	Constr	uction	Date: 18'	72		Con	struct	ion D:	ate:					
AN EXAMPLE		Floor:	Floor S	Sq. Ft	.: 1,42	28		Floo	or Sq.	Ft.:						
	Bu	ilding Cost New:	Cost:		200,0	00		Cost	t:							
Single Family	y Style: 10	1	Resid	lentia	d Condition: 3)	ig y	Cor	nme	rcial	Occupan	cy Cod		en de la companya de La companya de la co		
(100) 🗆 Mo	bile Home		(10)		Worn Out			Prin	пагу:		0	ther1:		(Other2:	
(101) 🗷 One	e Story		(20)		Badly Worn			Cor	nme	rcial	Construc	tion Cl	ass:			
(102) 🗆 Tw	o Story		(30)	×	Average			(1)		Fire	eproof Str	uctural	Steel	Frame		
(103) 🗆 Spl	it Level		(40)		Good			(2)		Rei	nforced (Concrete	Fran	ne		
(104) 🗆 11/		(50) □ Very Good (3) □ Masonry Bearing Walls														
(111) 🗆 Bi-l	Level		(60)		Excellent	(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Oth	ner						Villa Nega	(5)		Me	tal Frame	and W	alls			
Townhouse or	r Duplex Sty	le:	Resid	entia	d Quality: 30			(6)		Pol	e Frame					
(301) 🗆 One	e Story		(10)		Low			Cos	t Ra	nk:		de.	C	onditio	m:	
(302) 🗆 Tw	o Story		(20)		Fair			(10)) 🗆	Lov	w		(1	0) 🗆	Worn	Out
(307) 🗆 11/	/2 Story		(30)	×	Average			(20)) 🗆	Ave	erage		(2	0) 🗆	Badly	Worn
(308) 🗆 Spl	it Level		(40)		Good			(30)) [Ab	ove Avera	age	(3	0) 🗆	Avera	ge
(309) 🗆 21/	/2 Story		(50)		Very Good			(40)) 🗆	Hig	jh		(4	0) 🗆	Good	
(304) 🗆 One	e Story Duple	ex	(60)		Excellent			Mar.					(5	0) 🗆	Very (Good
(305) 🗆 Tw	o Story Dupl	ex											(6	0) 🗆	Excell	ent
Assessor's	s Adjustm	ent to Sale P	rice (+ 0	r -):											
Assessor Co	omments ar	nd Reason for A	djusti	men												
SPECIA	L WD; F	ORECLOSURE														
Comments						•	Com	ment	s:				•	-		
000149	000													-		
					-											
															(Conti	nue on back)

FORM Real Estate Transfer Statement 521 Good Life Great Service • 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. 4 Date of Deed 1 County Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Donald A. Mullen and Tami L. Mullen Grantor's Name (Seller) Laura L. Roybal Street or Other Mailing Address 541 N Walnut Street Street or Other Mailing Address City Red Cloud Zip Code 68970 NE Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Yes **₽** No 719-600-4 Yes 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 Mineral Interests-Nonproducing Industrial State Assessed ☐ Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL. Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee ✓ Warranty Death Certificate - Transfer on Death Executor Mineral Quit Claim Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Seller V No Partition Other (Explain) Buyer Court Decree Exchange Grantor Trust Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$75,000 ✓ 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.)

Yes Southern Title, LLC Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 821 N Franklin St Grantees Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40 feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760 feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning, located in Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 75.000¹.00 22. Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 75.000L00

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. Donald A. Mullen Print or Type Name of Grantee or Authorized Representative Grantee

> Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

/2024

4/

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

6 Dav Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

26 Date Deed Recorded

State of Nebraska Ss.
County of Webster Ss.
numerical index and filed for record in the
Clerk's office of said county this 3 day
of ppril A.D. 2024 2 01/2
o'clock A.M. Recorded in Book 2021
on Page 480
abbey Havia County Clerk
10.00 Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-3-14
\$ 168.75 By 65

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

JOINT TENANCY WARRANTY DEED

Laura L. Roybal, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Donald A. Mullen and Tami L. Mullen, 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):

Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40 feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760 feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning, located in 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 3/35 , 2024.

Laura L. Roybal

STATE OF NEBRASKA

COUNTY OF Early) ss.

The foregoing instrument was acknowledged before me on March 35, 2024 by Laura L. Roybal, a single person.

GENERAL NOTARY - State of Nebraska
OLIVIA J. AUSTIN
My Comm. Exp. May 4, 2027

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Boo	k Page			Sale Date		School District Code										
91	202	4 480		4,	/1/2024	Base: 9	0002	002 Affiliated:					Unified:				
Location	ID	Sale Number	U:	seabil	ity & Code#					. I	Parcel N	Number					
0001612	200	43		1		GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Агеа	ı Blk	Parcel		
	Da	te of Sale Assess	ed Val	ue		4371				00	0	10090		000	0000		
Land		Improvemen	s		Total			Date	of S	ale P	roperty	Classific	ation	Code			
16	,900	93,3	55		110,255	Status	F	ropert	у Тур	ю	Zoning	Location	n C	City Size	Parcel Size		
Assessor Lo	ocation:	RED CLOUD	(RC)			A) 1	В) (1	C	7) 1	D) 1	E)	6	F) 6		
					Residential		\$1Æ		19. TO 19. Will			Comme	cial				
	Multi	ple Improvement	s: Multi	ple. Im	provements.:			Mult	iple.	mprov	ements.:						
		Construction Dat	e: Cons	truction	Date: 18	80		Cons	tructi	on Dat	e :						
	(Calledy)	Floo	r: Floor	Sq. Ft	.: 2,3	92		Floor	Sq.	Ft.:							
		Building Cost Nev			278,4	55		Cost	:								
Single Family	y Style:	L02	Resi	dentia	d Condition: 2	0		Con	ımer	cial C	ccupan	cy Code:					
(100) □ Mc	obile Home	=	(10)		Worn Out			Prin	ary:		Ot	ther1:		Other2	:		
(101) 🗆 On	ie Story		(20)	*	Badly Worn			Con	mer	cial C	onstruc	tion Class:					
(102) ★ Tw	o Story		(30)	(30) Average					(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	lit Level		(40)	(40) □ Good						(2) Reinforced Concrete Frame							
(104) 🗆 11	/2 Story		(50)		Very Good			(3) Masonry Bearing Walls									
(111) 🗆 Bi-	Level		(60)	(60) 🗆 Excellent					(4) U Wood or Steel Framed Ext. Walls								
(106) □ Oth	her		100 - 100 -							(5)							
Townhouse o	r Duplex	Style:	Resi	dentia	d Quality: 40			(6)		Pole	Frame						
(301) 🗆 On	e Story		(10)		Low			Cos	t Raı	ık:			Condi	tion:			
(302) 🗆 Tw	o Story		(20)		Fair			(10)		Low		į	(10)	□ Wor	n Out		
(307) □ 11	/2 Story		(30)		Average			(20)		Aver	age		(20)	□ Badī	y Wom		
(308) □ Spl	lit Level		(40)	¥	Good			(30)		Abo	ve Avera	ıge	(30)	□ Ave	rage		
(309) 🗆 21/	/2 Story		(50)		Very Good			(40)		High	1	·	(40)	□ Goo	d		
(304) 🗆 On	e Story Di	ıplex	(60)		Excellent			100				XXXXII	(50)	□ Very	7 Good		
(305) 🗆 Tw	o Story D	uplex		197									(60)	□ Exc	ellent		
Assessor's	s Adjus	tment to Sale	Price	(+ o	r -):												
Assessor Co	omments	and Reason for	Adjus	tmen	*			-									
JTWD	_														· · · · · · · · · · · · · · · · · · ·		
															<u></u> -		
W-1184		-				_											
							~										
Comments							(om	ments	:								
000161	.400																
												2		- 10			
														(Co	ntinue on back)		

<u>NEBRASKA</u>

Good Life. Great Service.

Real Estate Transfer Statement

44

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.

					<u> </u>						
	ne deed will not be re	· · · · · · · · · · · · · · · · · · ·	is statemen	t is signed and i		-,					
1 County Name	2 County No	4 Date of Deed	Day12Yr.	2024							
5 Grantor's Name, Address,	and Telephone (Please	Print)		Mo. 03 Day 12 Yr. 2024 Mo. 03 Day 12 Yr. 2024 6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)		,	Grantee's Name (Buyer) Gary Faimon and Lisa M. Nissen								
Carla Kohmetscher,					ssen						
Street or Other Mailing Addre 2077 Road 2400				Street or Other Ma 2077 Road 2	alling Address 2400						
City Lawrence	State NE		Zip Code 68957	City Lawrence		State NE	:	Zip Code 68957			
Phone Number				Phone Number		e a 501(c)(3) orga		Yes ✓ No			
Email Address				Email Address	If Yes, is the	grantee a 509(a)	foundation?	Yes ✓ No			
7 Branarty Classification N	lumber Cheek one hav	in natagoriae A and	D Chook C if	numarky is also a	mahila hama						
7 Property Classification N (A) Status	uniber. Check the box	in categories A and			mobile nonie.		······································	(C)			
√ Improved	Single Family	Industrial	(0)	Property Type Mineral Interests	-Nonproducing	State Asses	sed 🔲	(C) Mobile Home			
Unimproved	Multi-Family	Agricultural		Mineral Interests	. •	Exempt	Sed	WODINE I TOTALE			
□ IOLL □	Commercial	Recreational	L	Wallota Microsio	rioddollig	Exempt					
	servator	Distribu	ution I lar	nd Contract/Memo	Partition	Sheriff	Other				
	rective	Easem			Personal Rep.	Trust/Trustee					
	th Certificate - Transfer or	n Death 🔲 Execut	or Mir	eral	✓ Quit Claim	Warranty					
9 Was transfer part of IR kind exchange (I.R.C. § Exchange) by buyer or se	ller?		nt Gift	osure Irrevocal Life Esta		Trust	Transfer on De Trustee to Bend Other (Explain)	eficiary			
11 Was ownership transferred ✓ Yes	in full? (If No, explain the	division.)		12 V	Vas real estate purchase ✓ Yes No	ed for same use?	(If No, state the	intended use.)			
13 Was the transfer between i	relatives, or if to a trustee	are the trustor and b	eneficiary rela	tives? (If Yes, check	the appropriate box.)						
✓ Yes No	Aunt or Uncle to Nied	ce or Nephew	Family Corp., F	artnership, or LLC	Self		Other				
	${\color{red} \checkmark}$ Brothers and Sisters		Grandparents a	and Grandchild	Spouse		•				
	Ex-spouse	F	Parents and Ch	nild	Step-parent and	d Step-child					
14 What is the current market	value of the real property	?			age assumed? (If Yes, s	state the amount a	and interest rate.)				
1-01100	de e eliment e esel ef lese			Yes Yes	No \$nrough a real estate age	nt or a title comp	any? (If Voc. incl.)	%			
16 Does this conveyance divid	ie a current parcer or land	12		of the agent or	title company contact.)	Yes	any: (ii res, incic	√ No			
18 Address of Property				19 Name and Add	Iress of Person to Whom		ent Should be Sei				
10 Hadrood of Froporty				Gary Faim							
				2077 Road							
18a 🗸 No address assigned	i 18b Vacant la	nd		Lawrence,	NE 68957						
20 Legal Description (Attach a		d.)									
See Attached	audita pages, a meses	,									
OOO / Maorioa											
•											
21 If agricultural, list total num	ber of acres transferred in	this transaction									
			-					<u> </u>			
22 Total purchase price, in	ncluding any liabilities	assumed				22	\supset	-			
23 Was non-real property in						\$					
☐ Yes ☐ No (If Ye	es, enter dollar amount	and attach itemize	ed list.) (<u>see i</u>	nstructions)		23					
24 Adjusted purchase price	e paid for real estate (line 22 minus line	23)			24		0100			
25 If this transfer is exemp							, ,				
	enalties of law, I declare		d this stateme	nt and that it is, to t	the best of my knowledg	ge and belief, true	e, complete, and				
John V Ho	at I am duly authorized to odge	sign this statement.					(402)	225-2341			
sign Print or Type	ame of Grantee or Author	rized Representative			Attorney for Grant	too	Phone N	umber			
	rentee or Authorized Rep	resentative		Title			Date Date	> 1 24			
		Register of De	ad's Hea Or	ılv			For Deni	t. Use Only			
26 Date Deed Recorded	27 Value of S	Register of De		28 Recording Data	1 0		101000				
Mo. 4 Day 3 Y	, 34 \$ 21			Bum	11 than	7					
IVIU T		<u> </u>			4 , 14 12	4 / 1	Ot-+ 60 =0	044 774007(0)			

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ½) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SIX (26), THENCE S00°26′26″W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ½) A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING; THENCE S00°26′26″W CONTINUING ON SAID EAST LINE A DISTANCE OF 933.86 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ½); THENCE S89°52′30″W ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ½) A DISTANCE OF 391.00; THENCE N07°26′18″W A DISTANCE OF 491.31 FEET; THENCE N12°06′52″E A DISTANCE OF 328.22 FEET; THENCE S83°12′37″E A DISTANCE OF 68.11 FEET; THENCE N00°32′44″E A DISTANCE OF 133.70 FEET; THENCE N89°49′52″E PARALLEL WITH THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ½) A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING; CONTAINING 8.81 ACRES MORE OR LESS, OF WHICH 0.71 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

County of Webster 355.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of ADril A.D., 20 QLL, at 11:11
o'clock A M. Recorded in Book and
on Page 504-505
Albert Havia County Clerk
Sllo M Deputy
Ind. Comp. Assessor Conded

State of Nebraska 3

NEBRASKA DOCUMENTARY
STAMP TAX
\$312.75 By QH

Return to: John V. Hodge, Attorney, 155 S Main St/PO Box 385 Nelson, NE 68961.

QUIT CLAIM DEED

CARLA KOHMETSCHER and TIMOTHY KOHMETSCHER, A/K/A TIM KOHMETSCHER, Wife and Husband, and CAROLYN KOHMETSCHER and KEITH KOHMETSCHER, Wife and Husband, and GARY FAIMON, a single individual, GRANTORS, in consideration of One Dollar and other valuable consideration, quit claims to GRANTEE, GARY FAIMON, an unmarried individual, and LISA M. NISSEN, an unmarried individual, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N%NE%) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SIX (26), THENCE S00°26'26"W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE 1/4) A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING; THENCE S00°26'26"W CONTINUING ON SAID EAST LINE A DISTANCE OF 933.86 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE 1/4); THENCE S89°52'30"W ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE 1/4) A DISTANCE OF 391.00; THENCE N07°26'18"W A DISTANCE OF 491.31 FEET; THENCE N12°06'52"E A DISTANCE OF 328.22 FEET; THENCE S83°12'37"E A DISTANCE OF 68.11 FEET; THENCE N00°32'44"E A DISTANCE OF 133.70 FEET: THENCE N89°49'52"E PARALLEL WITH THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE 1/4) A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING; CONTAINING 8.81 ACRES MORE OR LESS, OF WHICH 0.71 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

Executed: March 12, 2024

Carla Kohmetscher

Carla Kohmetscher

Carolyn Kohmetscher

Carolyn Kohmetscher

STATE OF NEBRASKA

COUNTY OF Air days altropyladred before me on this 12 the second of the control of the cont

The foregoing Quitclaim Deed was acknowledged before me on this 12 day of March 2024 by Carla Kohmetscher

GENERAL NOTARY - State of Nebraska JAMES L FENIMORE My Comm. Exp. September 19, 2027

(SEAL)

Notary Public Signature

	John State Carlo
	त्रके कर हैका । क्षेत्रक हैका के अनुसन्दर्भ के अनुसन
STATE OF NEBRASKA)	HSS ERECOME CONTROL FROM
COUNTY OF Ne Koles)	the control of the co
The foregoing Quitclaim Deed was acknowled by Timothy Kohmetscher	ged before me on this 12 day of March 2024
GENERAL NOTARY - State of Nebraska JAMES L FENIMORE My Comm. Exp. September 19, 2027 (S E A L)	Notary Public
STATE OF NEBRASKA)	
COUNTY OF Workows)	
The foregoing Quitclaim Deed was acknowled by Carolyn Kohmetscher	ged before me on this At day of March 2024
GENERAL NOTARY - State of Nebraska JAMES L FENIMORE My Comm. Exp. September 19, 2027 (S E A L)	Notary Public Signature
STATE OF NEBRASKA) ss.	
COUNTY OF No skacs)	
The foregoing Quitclaim Deed was acknowleds by Keith Kohmetscher	ged before me on this $(2)^{7}$ day of March 2024
GENERAL NOTARY - State of Nebraska JAMES L FENIMORE My Comm. Exp. September 19, 2027 (S E A L)	Notary Public
STATE OF NEBRASKA)) ss. COUNTY OF Nebraska)	
The foregoing Quitclaim Deed was acknowledged by Gary Faimon.	ted before me on this 12 TM day of March 2024
GENERAL NOTARY - State of Nebraska JAMES L FENIMORE My Comm. Exp. September 19, 2027 (S E A L)	Notary Public

Section 1 Section 2-303 Construction 1 Section 2 Section

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				Sc	100l Dis	trict Cod	е 🦳		
91	20	24	504	3/12	2/2024	Base: 6	55-00	05	Affil	ated:		Unit	ied:	
Location	ı D	Sale	Number	Useabilit	y & Code#					Parcel I	Number			
001312	100		44	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel
	D	ate of S	ale Assessed V	/alue		4135	4	9	26	1	00000	1	000	0000
Land	1	Imp	rovements	j	Cotal		D	ate of	Sale]	ropert	y Classific	ation (Code	
51	,630		99,000		150,630	Status	Pro	perty T	уре	Zoning	Location	n Ci	y Size	Parcel Size
		Irrigat	ion Type:			A) 1	B)	05		C) 5	D) 3	E)	0	F) 9
LCG	,	1	ACRES:	VA	LUE:		LCG			ACI	RES:		VAL	UE:
IRRIGAT		1				GF	RASSLA	ND 1	G1					
	1A							•	1G					
	2A1							2	G1		0.710			1,030
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	3A1							3	GI					
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	4D1	_						Farm Si			3.000	10,000,000,000,000	an september 1	25,600
	4D	 						lome Si			1.000			25,000
***			38.7					Recreat						
To the second se	Dwellings				30,890			Ot	her					
Ou	tbuildings	74/4			68,110	No	n-AG	TOTA	L		4.960			50,600

Assessor's	s Adjustment	to Sale Pric	e (+ or -):		Total Recapture Value:	
Assessor Co	mments and Re	ason for Adju	stment:			
QCD; S.	ALE BETWEE	N BROTHER	& SISTERS			
				-		
Comments	from			Comr	nents:	
001312	100					
			-			
						(Continue on back)

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM 521

The deed will n	ot be recorded unless this statem	ent is signed and items 1-25 are accurate	ly completed.									
1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed									
Webster	91	Mo. 03 Day 29 Yr. 2024 Mo. 03 Day 27 Yr. 2024										
5 Grantor's Name, Address, and Telepho	ne (Please Print)	6 Grantee's Name, Address, and Teleph	one (Please Print)									
Grantor's Name (Seller) Randy Goos and Lisa Goos		Grantee's Name (Buyer) Gottsch Feeding Corporation, a Nebra	aska Corporation									
Street or Other Mailing Address		Street or Other Mailing Address										
787 Road 800	7.0.1	PO Box 1128	State	Zip Code								
City Red Cloud	State Zip Code NE 68970	City Hastings	68902-									
Phone Number (402) 460-0881)1(c)(3) organization? ee a 509(a) foundation	☐ Yes ☒ No ? ☐ Yes ☒ No								
Email Address NA		Email Address NA										
7 Property Classification Number. Check on	e box in categories A and B. Check C											
(A) Status		(B) Property Type		(C)								
	proved Single Family Industrial Mineral Interests-Nonproducing State Assessed mproved Multi-Family Agricultural Mineral Interests-Producing Exempt											
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - To	Easement [Land Contract/Memo Partition Shel Lease Personal Rep. Trus Mineral Quit Claim War	et/Trustee ranty									
exchange? (I.R.C. § 1031	Auction Easement Git	reclosure	Trust	sfer on Death ee to Beneficiary r (Explain)								
11 Was ownership transferred in full? (If No, ex	plain the division.)	12 Was real estate purchased for	same use? (If No, state	e the intended use.)								
13 Was the transfer between relatives, or if to a	trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)										
Yes No Aunt or Und	d Sisters Grandparen	., Partnership, or LLC Self ts and Grandchild Spouse	Other									
Ex-spouse 14 What is the current market value of the real \$205,000.00	property?	Child Step-parent and Step- 15 Was the mortgage assumed? (If Yes, state t ☐ Yes No \$		t rate.)								
16 Does this conveyance divide a current parce Yes No	l of land?	17 Was transfer through a real estate agent or	a title company? (If Ye	s, include the name								
18 Address of Property 240 West "A" Street Red Cloud, NE 68970	Naccat Lond	19 Name and Address of Person to Whom Tax Gottsch Feeding Corporation, a Nebra	Statement Should be ska Corporation									
	Vacant Land	/	<u> </u>									
20 Legal Description Lots 22, 23, and 24, Block 6, Garber's	Addition to Red Cloud, Webster C	ounty, Nebraska.										
21 If agricultural, list total number of acres	·		\$	205,000 00								
22 Total purchase price, including any lia			1 1 \$									
		enter dollar amount and attach itemized list.)	64.500 D	205,000 00								
24 Adjusted purchase price paid for real25 If this transfer is exempt from the doc		ion number	24									
	declare that I have examined this stateme	nt and that it is, to the best of my knowledge and be	lief, true, complete, an	d								
Gottsch Feeding Corporation Print or Type Name of Grant	n, a Nebraska Corporation ee or Authorized Representative		(402) 40 Phone Nu	63-6215 Imber								
sign		_ Grantee or Authorized Representative	March_2	29 2024								
here Signature of Grantee or Auth	orized Representative	Title	Date									
JUPEMIAN	Register of Dec	eds' Use Only	F	or Dept. Use Only								
26 Date Deed Recorded	27 Value of Stamp or Exempt Number											
Mo. 4 Day 3 Yr. 6004	\$ 461.25	BX 2004, Pa 5010										
Nebraska Department of Revenue	20 2009 Pay 6 2019	Authorized	by Neb. Rev. Stat. §§ 76-	214, 77-1327 (2) RQ 0109								

State of Nebraska 3 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3rd day of April A.D., 2004, at 2:35 o'clock P.M. Recorded in Book 2004 on Page 500 AMODILHAMA County Clerk
510.50 Deputy ind Comp Assessor _Carded____



AFTER RECORDING RETURN TO: CHARTER TITLE & ESCROW SERVICES, INC. 747 N BURLINGTON AVE, STE G208 HASTINGS, NE 68901 402-463-6788

WARRANTY DEED

Randy Goos and Lisa Goos, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Gottsch Feeding Corporation, a Nebraska corporation,

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

Lots 22, 23, and 24, Block 6, Garber's Addition to Red Cloud, Webster County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 28 day of March, 2024.

STATE OF Nebraska COUNTY OF Adams

The foregoing instrument was acknowledged before me this day of March, 2024 by Randy Goos and Lisa Goos, husband and wife.

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

Page 1

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date				School District Code									
91	20	24	506		3/:	29/2024	Base: 91-0			02	Affi	liated:		Unified:					
Location	D	Sale	Number	Useability & Code #			No.					Parcel.							
0001456	500		45	1		GeoCde	1	wn	Rng	Sec	t Qrt	Subdi	<i>r</i> .	Area	Blk	Parcel			
Date of Sale Assesse			ale Assessed	Valu	e		4491				0.0) 0	1003	0		006	0000		
Land	rovements			Total			D	ate of S	Sale	Propert	y Classi	fica	tion (n Code					
1,640 119,59			119,590)		121,230	Status		Pro	operty Type Zoning Location City Size						y Size	Parcel Size		
Assessor Location: RED CLOUD ((C)			A) 1		B)	03 © 2		D)	1	E)	6	F) 2			
	, N. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					Residential		24					Com	ierci	al		l .		
	Mul	tiple Imp	provements:	Multip	le. Im	provements.:			ľ	Multiple.	Impro	ovements. :					2000		
		Constr	uction Date:	Constr	uction	Date:			7	Construct	ion D	ate:	1992						
TABLE !			Floor:	Floor S	Sq. Ft.	:			I	Floor Sq.	Ft.:		3,136						
	10 10 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Buildin	g Cost New:	Cost:					\neg	Cost:		31	8,240						
Single Family	Style:		1.40-10-10.43	Resid	entia	Condition:				Commercial Occupancy Code:									
(100) 🗆 Mo	bile Hon	ne		(10) □ Worn Out					I	Primary: 352 Other1: Other2:									
(101) 🗆 On	e Story			(20) □ Badly Worn						Commercial Construction Class: 4									
(102) 🗆 Tw	o Story			(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40) □ Good						(2) Reinforced Concrete Frame									
(104) 🗆 11.	/2 Story			(50) Uery Good						(3) Masonry Bearing Walls									
(111) 🗆 Bi-	Level			(60) Excellent						(4) 🖼 Wood or Steel Framed Ext. Walls									
(106) 🗆 Otl	ner									(5)									
Townhouse o	r Duples	x Style:		Residential Quality:						(6) Pole Frame									
(301) 🗆 On	e Story			(10) □ Low Cost Rank: 25							Condition: 30								
(302) 🗆 Tw	o Story			(20) □ Fair						(10) □ Low (10) □ Worn Out									
(307) 🗆 11.	/2 Story			(30) Average					(20) ■ Average (20) □ Badly Wor							Worn			
(308) 🗆 Spl	it Level	1.0.14		(40) □ Good						(30) 🗷 Above Average (30) 🗷 Average									
(309) 🗆 21.	/2 Story			(50) 🗆 Very Good					(40)	Hiş	gh		(40) 🗆	Good				
(304) 🗆 On	e Story I	Duplex		(60) Excellent						(50) □ Very Good									
(305) 🗆 Tw	o Story I	Ouplex											(60)) 🗆	Excell	ent			
Assessor's	s Adju	stment	to Sale P	rice ((+ 01	· -):													
Assessor Co	omment	s and R	eason for A	djusti	ment														
WD																	•••		
			 																
	C	···						Cal	100 Fro			***							
Comments 000145								CO	mme	mis:									
000143	300																		
		· · · -																	
																(Cont	inue on back)		

35470

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

Good Life. Great Service.

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	20 2024									
WEBSTER - 91	Mo. 4 Day 1 Yr. 2024 Mo. 3 Day 29 Yr. 2024										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) VSL Red Cloud, LLC	Grantee's Name (Buyer) Webster County Community Hospital Found	lation, Inc									
Street or Other Mailing Address 20220 Harney Street	Street or Other Mailing Address 621 N Franklin Street										
City State Zip Code Elkhorn NE 68022	City State Zip Code Red Cloud NE 689										
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz (402) 746-5600 If Yes, is the grantee a 509(a) four										
Email Address n/a	Email Address n/a	<u> </u>									
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.										
(A) Status (E	3) 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										
	and Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee	Other									
	ineral Quit Claim Warranty										
9 Was transfer part of IRS like-kind exchange (IRC \$ 1031		ansfer on Death									
kind exchange (I.R.C. § 1031 Auction Easement Gift		ustee to Beneficiary									
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Of 12 Was real estate purchased for same use? (If N	her (Explain)									
✓ Yes No	Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp.,		-									
	Partnership, or LLC Self Solf Other	er									
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	•									
\$1 16 Does this conveyance divide a current parcel of land?	Yes No. \$17 Was transfer through a real estate agent or a title company?	//f Voo. include the name									
Yes No	of the agent or title company contact.) Yes Southern	Title, LLC No									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent									
636 N Locust Red Cloud, NE 68970	Grantee										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
See Attached											
500 / Mashida											
21 If agricultural, list total number of acres transferred in this transaction	•										
. 22. Total purchase price, including any liabilities assumed		1 <mark>.</mark> 00									
23 Was non-real property included in the purchase?	\$										
Yes No. (If Yes, enter dollar amount and attach itemized list.) (see		4.00									
. 24. Adjusted purchase price paid for real estate (line 22 minus line 23)		1ֈ00									
25 If this transfer is exempt from the documentary stamp tax, list the exemptio Under penalties of law, I declare that I have examined this statem.	n number Eterot 7 30	amplete and									
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, or										
Teresa Theobald		(402) 746-2246									
Print or Type Name of Grantee or Authorized Representative	Agent	Phone Number 4/1/2024									
here Signature of Grantee or Authorized Representative	Title	Date									
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										
Mo. 4 Day 3 Yr. 24 \$ Exerch #20	BL 2024, Po 513										
Nebraska Department of Revenue	Authorized by Neb. F	ev Stat &8 76-214 77-1327(2)									

Lots One (1) through Twenty-One (21), inclusive, and entire alley, all in Block Three (3), Smith and Moore's Addition to the City of Red Cloud, and the West 40 feet of the North 234.32 feet of Annex Lot Twenty-four (24) to the City of Red Cloud, all in Webster County, Nebraska, according to the recorded plats thereof, more particularly described as follows:

Commencing at the Northwest corner of said Block Three (3); thence East along the South line of Seventh Avenue 300 feet to the Northeast corner of said Block Three (3); thence South at right angle along the East line of said Block Three (3) a distance of 65.68 feet; thence East at right angle 40 feet, thence South at right angle 234.32 feet; thence West at right angle 198 feet to the Southeast corner of Lot Twenty-four (24) of said Block Three (3); thence North at right angle 75 feet the Northeast corner of Lot Twenty-Two (22) of said Block Three (3); thence West at right angle along the North line of said Lot Twenty-Two (22) a distance of 142 feet; thence North at right angle along the East line of Locust Street a distance of 225 feet to the point of beginning, and

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Flour (4), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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 3 day of April A.D., 20 24, at 3:43 o'clock D.M. Recorded in Book 2024 on Page 513-514

Above Hand County Clerk
16.00 Loop Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-3-34
\$Exercit # 20 By 10

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

WARRANTY DEED

VSL Red Cloud, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Webster County Community Hospital Foundation, Inc., a Nebraska non-profit corporation, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Twenty-One (21), inclusive, and entire alley, all in Block Three (3), Smith and Moore's Addition to the City of Red Cloud, and the West 40 feet of the North 234.32 feet of Annex Lot Twenty-four (24) to the City of Red Cloud, all in Webster County, Nebraska, according to the recorded plats thereof, more particularly described as follows:

Commencing at the Northwest corner of said Block Three (3); thence East along the South line of Seventh Avenue 300 feet to the Northeast corner of said Block Three (3); thence South at right angle along the East line of said Block Three (3) a distance of 65.68 feet; thence East at right angle 40 feet, thence South at right angle 234.32 feet; thence West at right angle 198 feet to the Southeast corner of Lot Twenty-four (24) of said Block Three (3); thence North at right angle 75 feet the Northeast corner of Lot Twenty-Two (22) of said Block Three (3); thence West at right angle along the North line of said Lot Twenty-Two (22) a distance of 142 feet; thence North at right angle along the East line of Locust Street a distance of 225 feet to the point of beginning, and

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Flour (4), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

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

Executed March 29 , 2024.

VSL Red Cloud, LLC, a Nebraska limited liability company

BY: Brian Stuhr, CFO

Page 1 of 2 - VSL

STATE OF NE	BRASKA)
COUNTY OF	Douglas) ss.)

The foregoing instrument was acknowledged before me on MARCh 2944, 2024 by Brian Stuhr, CFO, VSL Red Cloud, LLC, a Nebraska limited liability company.

GENERAL NOTARY - State of Nebraska
EDWARD GRIFFITHS
My Comm. Exp. April 16, 2026

Edward Lhyfeth Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date				Š	School District Code								
91	20	24	513		4/1	/2024	Base: 9	91-0	002	Afi	iliate	ed:							
Location ID Sale Number				Useability & Code #					Parcel Number										
0001218	800		46	4		12	GeoCde	Twn	Rng	Se	ct	Qrt	Subo	liv	Area	Blk	Pi	ırcel	
	ale Assessed	d Value			4371			0	0	0	10020			003	0.0	000			
Land	provements	Total Date of Sale Property Classification							ation (ion Code									
11,330 695,17)	G9-17-91 am	706,500	Status Property Type Zoning Location City St							y Size	Parcel Size				
Assessor Location: RED CLOUD (The state of the s				7	* ***	1	E)	6	F) 4					
	era de tato Cleuros estas	1760 796 1860 796				Residential							Com	mer	cial				
	Mul	tiple Im	provements:	Multiple	Impro	vements.:	- Park College Carlos Carlos	7 1 10 10 10 10	Multipl	e. Imp	rovem	ents.:	Thursday	2	4 - 1 JAN 840 M. G.	S. S. Called Conc.	: New J	un desperant u	
		化极压的电 电磁解机	ruction Date:	Construc					Constri				200	0					
4703	9.20.3	,	Floor:	Floor Sq	. Ft. :				Floor S				72	8					
	S. 1.18	Buildi	ng Cost New:	Cost:					Cost: 47,225										
Single Family	y Style:			Reside	ıtial (ondition:			Commercial Occupancy Code:										
(100) 🗆 Mo	obile Hon	ne		(10) Wom Out					Primary: 528 Other1: 313 Other2:										
(101) 🗆 On	e Story			(20) □ Badly Worn					Commercial Construction Class: 3										
(102) 🗆 Tw	o Story			(30) Average					(I) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	lit Level			(40) □ Good					(2) ☐ Reinforced Concrete Frame										
(104) 🛘 11.	/2 Story			(50) □ Very Good					(3) 🖼 Masonry Bearing Walls										
(111) 🗆 Bi-	Level			(60) Excellent					(4) 🛘 Wood or Steel Framed Ext. Walls										
(106) □ Otl	her									(5) Metal Frame and Walls									
Townhouse o	r Duplex	Style:		Residential Quality:						(6) 🗆 Pole Frame									
(301) 🗆 On	e Story			(10)						Cost Rank: 20 Condition: 30									
(302) 🛘 Tw	o Story			(20) □ Fair					(10)	(10) □ Low (10) □ Worn Out									
(307) 🛘 11.	/2 Story			(30) □ Average				(20)	(20) ☑ Average (20) ☐ Badly Worn							Į.			
(308) 🗆 Spl	lit Level			(40) □ Good					(30)	□ A	bove.	Avera	ge	(3	30) 🗷	Avera	ge		
(309) 🗆 21.	/2 Story			(50) U Very Good					(40)	ΠН	igh			(4	40) 🛘	Good			
(304) 🛮 On	e Story I	Duplex		(60) Excellent					(50) U Very Good										
(305) 🛘 Tw	o Story I	Duplex									4072			(60) 🗆	Excell	ent		
Assessor's	s Adju	stmen	t to Sale P	rice (+	or -):													
Assessor Co	omment	s and I	Reason for A	djustm	ent:			*											
WD; NU	RSING	HOM	E PURCHA	SE BY	НО	SPITAL													
			· · · · · · · · · · · · · · · · · · ·	· ····				~									<u>.</u>		
Comments 000121		0070	2500				1	Comn	nents:					_					
000121	000 0	UUTZ.	4500																
																(Cont	inue or	back)	

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life, Great Service. To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 03 Day _ 2024 2024 03 WEBSTER - 91 21 Mο. 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) Lois R. Minnick, n/k/a Lois Goosic see attached addendum Street or Other Mailing Address Street or Other Mailing Address 415 Main Ave. 415 Main Ave. Zip Code 68952 City State NE City Inavale Inavale 68952 Phone Number (402) 746-0747 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-0747 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. (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family V Agricultural Mineral Interests-Producing ☐ Exempt Recreational Commercial 8 Type of Deed 7 Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Teasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death T Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift Easement Life Estate Sale Trustee to Beneficiary Buyer ☐ Seller 🗸 No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 7 Other (Explain) Into Rev Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the truster and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes ✓ Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$805.056 Yes see addendum 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Lois Goosic Rural Webster County 415 Main Ave. Inavale, NE 68952 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), and lots Five (5) and Six (6) in Block Five (5), in the Village of Inavale, Webster County, Nebraska, subject to easements and restrictions of record; and Block One (1), Original Town of Inavale, Webster County, Nebraska; and The Southwest Quarter (SW 1/4) of Section Seven (7), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 0!00 23 Was non-real property included in the purchase? 23 Yes Vo (If Yes, enter dollar amount and attach Itemized list.) (see instructions). 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{4}{}$ Under penalities 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. Michelle J. Oldham (402) 462-0300 or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 525 BKaoal Day

Authorized by Neb. Rev. Stat. §§ 75-214, 77-1327(2)

#6. Grantee's Name:

Lois Goosic, f/k/a Lois R. Minnick, Trustee of the Lois Goosic Revocable Trust

#14. Current Market value:	<u>Value:</u>
Lots One (1), Two (2), Three (3), and Four (4), and lots Five (5) and Six (6) in Block Five (5), in the Village of Inavale, Webster County, Nebraska, subject to easements and restrictions of record	\$ 64,040.00
Block One (1), Original Town of Inavale, Webster County, Nebraska	\$ 1,090.00
The Southwest Quarter (SW ¼) of Section Seven (7), Township Three (3) North, Range Twelve (12) West of the 6 th P.M., Webster County, Nebraska. 149.810 acres - \$547,545 / 74% =	\$ 739,925.68
Total =	\$ 805,055.68

Index Computer Assessor Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/05/24 \$ Ex004 By AS

Bk 2024, Pg 525

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 05 day of April A.D., 2024, at 10:08 o'clock AM. Recorded in Book 2024 on Page 525

Sind by medit County Clerk

Fee: \$10.00 By: AS Deputy **Electronically Recorded**

Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68901

WARRANTY DEED

Lois R. Minnick, n/k/a Lois Goosic, a married person, GRANTOR, in consideration of One Dollar and other valuable consideration, convey to GRANTEE, Lois Goosic, f/k/a Lois R. Minnick, Trustee of the Lois Goosic Revocable Trust, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

and lots Five (5) and Six (6) Lots One (1), Two (2), Three (3), and Four (4) in Block Five (5), in the Village of Inavale, Webster County, Nebraska, subject to easements and restrictions of record; and

Block One (1), Original Town of Inavale, Webster County, Nebraska; and

The Southwest Quarter (SW ½) of Section Seven (7), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed: March 21, 202	4.	Low Goodic
		Lois R. Minnick, n/k/a Lois Goosic
STATE OF NEBRASKA)	
)ss.	
COUNTY OF ADAMS)	

The foregoing instrument was acknowledged before me on the 21 day of MarSunterly Runing
Notary Public by Lois R. Minnick, n/k/a Lois Goosic, a married person.

GENERAL NOTARY - State of Nebraska KIMBERLY R. BRUNING My Comm. Exp. December 10, 2027

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date					Sch	ool Dis	trict Coc	e		
91	20	24	525	3	/21	/2024	Base:	91-	0002	Ţ.	Affilia	ated:		Unif	īed:	
Location	ID	Sale]	Number	Useab	ility	& Code#		u din Nga			P	arcel I	Number			
0007026	500	4	4 7	4		05	GeoCde	Tw	n Rr	g	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Da	ate of Sa	le Assessed	Value			4369				00	0	60005		001	0000
Land		Impi	rovements		Ťo	ital			Date	of S	ale P	ropert	y Classifi	cation (Code	
589	,130		63,430		6	52,560	Status	1	roperty	Tyl	oe	Zoning	Locatio	n Cit	y Size	Parcel Size
Assessor Lo	cation:	INAVA	LE (INA	 .)			A) 2	В) 0	1	С) 5	D) 3	E)	9	F) 3
		T * * * * * * * * * * * * * * * * * * *				Residential	<u> </u>						Comme	rcial		
\$750.000	Mul	tiple Imp	rovements:	Multiple, I	mprov	ements. :	22,114,117,114,117,117	2000 000,00	Multi	ple.	Improve	ements.:	the theorem, graphics,	Sympositics of the state		
	104/6	or Second in Many on the	Salar region in companies	Construction							ion Date					
			Floor:	Floor Sq. I	?t. :				Floor	Sq.	Ft.:					
		Building	Cost New:	Cost:					Cost							
Single Family	Style:			Resident	ial Co	ndition:			Com	mei	cial O	ccupan	cy Code:	ACK AT		
(100) 🗆 Mo	bile Hon	ne		(10)	Wo	orn Out			Prim	агу:		0	ther1:		Other2:	
(101) 🗆 One	e Story			(20)	Bac	dly Worn			Com	mei	cial C	onstruc	tion Class			技术验验
(102) 🗆 Two	o Story			(30) □	Av	erage			(1)		Firep	roof Str	uctural Ste	el Frame	•	
(103) 🗆 Spli	it Level			(40)	Go	od			(2)		Rein	forced C	Concrete Fi	ame		
(104) 🗆 1 1/	2 Story			(50) 🗆	Ve	ry Good	···		(3)		Maso	nry Bea	aring Walls	1		
(111) 🗆 Bi-l	Level			(60)	Exc	cellent	a serie di Sele	S. S. S.	(4)		Woo	d or Ste	el Framed	Ext. Wa	lls	
(106) □ Oth	ner	Secretary of the Second State	Color Charles	40000					(5)		Meta	l Frame	and Walls			
Townhouse or	r Duplex	Style:		Resident	ial Q	uality:			(6)	1.50		Frame	sie augreen verhalt was in	e le masantenatio	TM n.a. Jacque	newalaneria er new wi
(301) 🗆 One	e Story			(10)	Lo	W			Cost					Conditi	on:	
(302) 🗆 Two				(20)	Fai	r			(10)		Low			`	Worn	
(307) 🗆 1 1/				(30)		erage			(20)		Aver				Badly	
(308) □ Spli				(40)	Go				(30)			e Avera	ige		Avera	
(309) 🗆 21/				(50)		ry Good			(40)		High	nosyki sere i elivo	Salar Suranu Fu Aldrewije	(/	Good	
(304) □ One	e Story D	uplex		(60)	Exc	cellent	ud A. Personalde.	estali no							Very	
(305) 🗆 Two	o Story I	Ouplex	5						AFCA	37				(60)	Excel	ent
Assessor's						•			<u> </u>	i				- Note that		
Assessor Co																
WD; TR	ANSFE	R PRO	PERTY TO	REVO	CAB	LE TRUS	T									
						···-								,		
Comments	from							¬om	ments			10 11 0 00000 40 0				
Comments 1		00703	900 0024	06100				COIII	muiius.							
000702																
							<u> </u>								(Cont	inue on back)

Agricultural Land Sales Worksheet

Cnty No.	Boo	k	Page	Sa	le Date				S	Scho	ol Dis	trict Code						
91	202	24	525	3/2	1/2024	Base: 9	91-00	002	Aff	filiat	ed:		Unif	ied:				
Location ID		Sale	Number	Useabilit	y & Code#	Parcel Number												
00070260	0		47	4	05	GeoCde	Twn	Rng	S	ect	Qrt	Subdiv	Area	Blk	Parcel			
	Da	te of S	ale Assessed V	/alue		4369			0	0	0	60005		001	0000			
Land		Imp	rovements		[otal]		I	ate of	Sal	e Pr	operty	Classific	ation (Code				
589,1	.30		63,430		652,560	Status	Pro	perty T	уре	Z	oning	Location	ı Cit	Parcel Size				
		Irrigat	ion Type:	1		A) 2	B)	01		(C)	5	D) 3	E)	9	F) 3			
LCG			ACRES:	٧z	LUE:		LCG				ACR	ES:		VAL	UE:			
IRRIGATED	1A1		49.400		284,790	GF		AND 1	G1			2.000			3,100			
	lA								1G			8.000			12,400			
	2A1							2	G1		1	4.000			20,300			
	2A		4.200		23,290				2G									
	3A1		1.500		7,935			3	G1			4.000			5,800			
	3A		6.000		31,740				3G									
	4A1		7.100		37,560			4	G1									
	4A		7.700		40,730				4G									
DRYLAND	1D1					5	Shelterb	elt/Tim	ber									
	1D		2.000		5,500			Accreti	ion									
	2D1							Wa	ste			3.000			1,500			
	2D		7.830		21,535			Ot	her	ana mana								
	3D1		5.000		13,750	AG L	AND	TOTA	\mathbf{L}		14	4.810		5	73,400			
	3D							Roa	ads			4.000	4.25					
	4D1		9.040		24,860			Farm Si	tes			1.000			13,840			
	4D		14.040		38,610		I	Iome Si	tes			1.580			1,890			
								Recreati	ion									
	llings				38,855			Oti										
Outbuil	dings				24,575	No	n-AG	TOTA	$ \mathbf{L} $			6.580			15,730			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY TO REVOCABLE :	TRUST
Comments from	Comments:
000702600 000703900 002406100	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

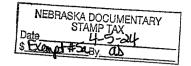
FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemer	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 04 Day Yr. 2024 4 Date of Deed Mo. 04 Day	<u> </u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Joe Zywiec	Grantee's Name (Buyer) Joe Zywiec and Justin Zywiec	
Street or Other Mailing Address 606 NORTH LOCUST STREET	Street or Other Mailing Address 606 NORTH LOCUST STREET	
Red Cloud State Zip Code 68970	Red Cloud NE	Zip Code 68970
Phone Number (402) 767-0324	Phone Number Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
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
	nd Contract/Memo Partition Sheriff	Other
	Personal Rep. Trust/Trustee	<u> </u>
	neral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? / Auction Easement Gift		insfer on Death istee to Beneficiary
	or Trust Partition Satisfaction of Contract Of	her (Explain) Create Joint Ter
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	io, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Othe	er
Brothers and Sisters Grandparents Ex-spouse Parents and C	and Grandchild Spouse 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 i	nterest rate.)
\$37,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land? ☐ Yes	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property 606 N Locust St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement S (Same as Grantee)	hould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)	ante Addition to Dad Claud Nabracka than	a North One
Starting at the Northwest corner of Block Three (3), Richards Hundred Forty feet (140') to the South line of Smith and Moo thence South One Hundred Forty feet (140'); thence West O located in Annex Lot Twenty-four (24), City of Red Cloud, We	re's Addition; thence East One Hundred Fort ne Hundred Forty-two feet (142') to the place	y-two feet (142');
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		0.00
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)	24	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>5a</u> .	
Under penalties of law, I declare that I have examined this stateme		mplete, and
correct, and that I am duly authorized to sign this statement. David B. Garwood	7	(402) 746-3613
Print or Type Name of Graniee of Authorized Representative	Attornov	Phone Number
Sign Signature of Grantee or Authorized Representative	Attorney	- April, 2024 Date
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	i or pehr ose orny
Mo. 4 Day 5 Yr. 24 \$ Exempt \$ 5a	BK2024. td 528	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska SS.
County of Webster S. Entered on the
numerical index and filed for record in the
Clark's office of said county thisday
of Pori\ A.D., 20 24, at 2:33
o'clock O.M. Recorded in Book 2021
on Page 528
abbon Havia County Clerk
LO. 00 A Deputy
1-4 Comp Accorder Carded



JOINT TENANCY WARRANTY DEED

Joe Zywiec, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and creation of joint tenancy, receipt of which is hereby acknowledged, convey to Joe Zywiec and Justin Zywiec, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Starting at the Northwest corner of Block Three (3), Richardson's Addition to Red Cloud, Nebraska, thence North One Hundred Forty feet (140') to the South line of Smith and Moore's Addition; thence East One Hundred Forty-two feet (142'); thence South One Hundred Forty feet (140'); thence West One Hundred Forty-two feet (142') to the place of beginning, located in Annex Lot Twenty-four (24), City of Red Cloud, Webster County, Nebraska.

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

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

Executed April ______, 2024.

Joé Zywiec

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April ______, 2024, by

Joe Zywiec, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		Sale	Date					Sc	hool I	Dist	rict Cod	е 🤼		
91	202	24	528	4	1/4/	2024	Base: 9	1-	00	02	Affil	iated:			Uni	fied:	
Location	ID	Sale I	Number	Useak	ility	& Code#			n 2007 (3 - 対)			Parce	ΙN	umber			
0001631	L00	4	18	4		05	GeoCde	T	vn.	Rng	Sec	t Qr	t	Subdiv	Area	Blk	Parcel
	Da	ite of Sa	le Assessed	Value			4371		-		00	0		10090		000	0000
Land		Impr	ovements		To	ital			D	ate of S	Sale]	Prope	rty	Classific	ation	Code	
3	,060		37,365	5	<u> </u>	40,425	Status		Pro	perty Ty	pe	Zonin	g	Locatio	n C	ity Size	Parcel Size
Assessor Lo	cation:	RED C	LOUD (F	 RC)			A) 1	+	B)	01	-	C) 1	7.0	D) 1	E)	6	F) 2
						Residentia							60.00 100.000	Comme	cial		
	Mult	iple Imp	rovements:	Multiple.	Improv	ements.:			1	Multiple.	Impro	vements	s. :				
		as a red to as	CARLONNER STATE OF	Constructi			80		(Construct	ion D	ate:					
4,017,45,15			Floor:	Floor Sq.	Ft. :	1,7	84		I	Floor Sq.	Ft.:						
	SALTAS	Building	Cost New:	Cost:		156,9	70		\neg	Cost:							
Single Family	Style:	101		Residen	tial Co	ndition: 2	0	9.7	(Comme	rcial	Occup	anc	y Code:			
(100) 🗆 Mo	bile Hom	ıe		(10)	Wo	om Out			I	Primary:			Otl	her1:		Other2:	
(101) 🗷 One	e Story			(20) 🗷	Bac	ily Worn				Comme	rcial	Constr	uct	ion Class			
(102) 🗆 Tw	o Story			(30)	Av	егаде				(1)	Fire	eproof	Stri	ictural Ste	el Fram	ie	
(103) □ Spl	it Level			(40)	Go	od				(2)	Rei	nforce	1 C	oncrete Fr	ame		
(104) 🗆 11/	/2 Story			(50)	Ve	ry Good				(3)	Ma	sonry I	3eai	ring Walls			
(111) 🗆 Bi-l	Level			(60)	Exe	cellent				(4)	Wo	od or S	Stee	l Framed	Ext. Wa	alls	
(106) □ Oth	ner								수 13	(5) 🛘	Me	tal Fran	ne a	and Walls			
Townhouse of	r Duplex	Style:		Residen	tial Q	uality: 30				(6)	Pol	e Fram	е				
(301) 🗆 One	e Story			(10)	Lo	w			10	Cost Ra	nk:		3/4/5 5/1/5		Condit	ion:	
(302) 🗆 Tw	o Story			(20)	Fai	r				(10)	Lov	w			(10) E] Worr	ı Out
(307) 🗆 1 1/	/2 Story			(30) 🗷	Av	erage				(20)	Av	erage] Badly	
(308) 🗆 Spl	it Level			(40)	Go	od			***************************************	(30)	Ab	ove Av	ега	ge	(30) E	Aver	age
(309) 🗆 21/	/2 Story			(50)	Ve	ry Good				(40)	Hig	;h			(40) E] Good	i
(304) 🗆 One	e Story D	uplex		(60)	Exe	cellent					3785)] Very	
(305) 🗆 Tw	o Story D	Ouplex							18						(60) E	Exce	llent
Assessor's	s Adjus	stment	to Sale P	rice (+	or -)	•											
Assessor Co	omments	s and Re	ason for A	djustme	nt:												
JTWD;	SALE :	BETWE	EN PAREI	3 TK	CHIL	D											
					***			~									
Comments								Con	ame	ents:							
000163	TOO												-				
											. ,						.
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						1,3,14										(Con	tinue on back)

40200 40190 67310

NEBRASKA

FORM 521

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.

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 4 Day 04 Vr 2024 Mg 04 Day 04 Vr 2024
WEBSTER - 91	Mo Day
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 (Ruver)
Lonnie Schriner	Grantee's Name (Buyer) Spare Time Property Management LLC
Street or Other Mailing Address 1112 Road K	Street or Other Mailing Address 1112 Road K
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-4458	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-4458 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	sse Personal Rep. Trust/Trustee eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
Exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto	
11 Was ownership transferred in full? (If No, explain the division.) V Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	
☐ Brothers and Sisters ☐ Grandparents at ☐ 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.)
\$60,000	☐ Yes
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property 118 S Webster St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
(See description attached)	
Ad If an included the total analysis of a second and in this temporation	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)
, ,	24 \$ 0 00
	5h
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.	(402) 746-3613
David B. Garwood Print or Type Name of Grantee or Authorized Representative	Phone Number
sign / Mrs/ / Mwood	Attorney 4-5-24
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Daed Recorded Mo Day Yr 2T	BK204, Pa 529
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)

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

State of Nebraska ss.

BOOK 2024 PAGE 529

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of April A.D., 20 24, at 3.29 o'clock A.B., Recorded in Book 2024 on Page 3.37 County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-5-24
SEMENT# SID BY AL

WARRANTY DEED

Lonnie Schriner, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Spare Time Property Management, L.L.C., a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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 April 4th, 2024.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 44, by Lonnie Schriner, a single person.

Comm. expires 10 /01/2025

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

VANA J. SUTTERS Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bool	k Page		S	ale Date	TARTAY			Sch	ool Dis	trict Cod	e		
91	202	4 529		4/	4/2024	Base: 9	1-0	002	Affili	ated:		Uni	ñed:	
Location	ID .	Sale Number	U:	seabili	ty & Code#					Parcel I	Number	100 S. A. N. A. S. S.		
0001626	501	49		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel
	Dat	e of Sale Assesse	d Val	це		4371			00	0	10090	1	000	0000
Land		Improvements	3	tivako. Mojak	Total			Date of S	Sale F	ropert	y Classifi	cation	Code	
19	,295	74,58	30		93,875	Status	Pı	roperty Ty	ре	Zoning	Locatio	n Ci	y Size	Parcel Size
Assessor Lo	cation:					A) 2	B)		-	C) 1	D) 1	E)	6	F) 6
					Residentia				ar gla		Comme	rcial		
	Multi	ple Improvements	Multi	ple. Imp	rovements.:		··	Multiple.	Improv	ements.:				
	Agret Northwest	Construction Date	,	ruction:				Construc						
		Floor	Floor	Sq. Ft.				Floor Sq.	Ft.:		•			
	·	Building Cost New	Cost	:				Cost:						
Single Family	Style:	, water out of the property of was likely to the complete	Resi	dential	Condition:		(3-7-5)	Comme	rcial (Occupan	cy Code:			
(100) 🗆 Mo	bile Home	ı	(10)		Worn Out			Primary		0	ther1:		Other2:	
(101) 🗆 One	e Story		(20)		Badly Worn			Comme	rcial (Construc	tion Class			
(102) 🗆 Two	o Story		(30)		Average			(1)	l Fire	proof St	uctural Ste	el Frame	9	
(103) 🗆 Spli	it Level		(40)		Good			(2)	I Reir	iforced (Concrete Fr	ame		
(104) 🗆 11/	2 Story		(50)		Very Good			(3) □	l Mas	onry Be	aring Walls			
(111) □ Bi-I	Level		(60)		Excellent			(4)	l Woo	od or Ste	el Framed	Ext. Wa	lls	
(106) 🗆 Oth	ier							(5) E	l Met	al Frame	and Walls			
Townhouse or	r Duplex S	Style:	Resi	dential	Quality:			(6)	l Pole	Frame				
(301) 🗆 One	e Story		(10)		Low			Cost Ra	nk:			Conditi	on:	
(302) □ Two	o Story		(20)		Fair			(10) □	Low	7		<u>` </u>	Wom	
(307) 🗆 1 1/	2 Story		(30)		Average				I Ave				Badly	
(308) □ Spli	it Level		(40)		Good			(30) □	l Abo	ve Aver	age	(30) □	Avera	ge
(309) 🗆 21/	2 Story		(50)		Very Good			(40) □	l High	1		(40) □	Good	
(304) □ One	e Story Du	plex	(60)		Excellent							(50)	Very	Good
(305) 🗆 Two	o Story Du	ıplex					24,473					(60)	Excel	lent
Assessor's	s Adjust	ment to Sale	Price	(+ or	-):									
Assessor Co	mments	and Reason for	Adjus	tment:										
WD; TR	ANSFER	PROPERTY	TO L	ĿС										
										_				
C 1 9	France -						70m-	nents:		· · · · · · · · · · · · · · · · · · ·		124-0		. «············
Comments 1		0162600 00	1800	600			-viii	uciits:						
COCTO	201 00	1102000 00.												
						_							(Cont	inue on back)

Agricultural Land Sales Worksheet

202	24	529											
A 1 1 1 1 1 1 1 1		5∠9	4/4	/2024	Base: 9	91-00	02	Affili	ated:		Unit	ied:	
D	Sale	Number	Useabilit	y & Code#					Parcel I	Number			
501		49	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Da	te of S	ale Assessed	Value		4371			00	0	10090	1	000	0000
	Imp	provements		Cotal		D	ate of	Sale F	ropert	y Classific	ation (Code	
,295		74,580		93,875	Status	Рго	perty T	уре	Zoning	Location	n Cii	y Size	Parcel Size
	Irrigat	ion Type:	·		A) 2	B)	05	() 1	D) 1	E)	6	F) 6
		ACRES:	VA	LUE:	1960	LCG			ACI	RES:		VAL	UE:
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1A								1G					
2A1							2	G1					
2A								2G					
3A1							3	G1					
3A								3G					
4A1							4	Gl					
4A													
-					;	Shelterb	elt/Tim	ber					
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		<u> </u>			107	4 % 755 1				F 4F2			70 500
					AGL	AND				7.470	Re Serve		10,790
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										1 500			8,505
4D										1.500			0,305
				63 10F									
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	,295 ED 1A1 1A 2A1 3A1 3A 4A1 4A D 1D1 1D	Date of S Imp , 295 Irrigat ED 1A1 1A 2A1 2A 3A1 3A 4A1 4A D 1D1 1D 2D1 2D 3D1 3D 4D1 4D Owellings	Date of Sale Assessed Improvements 74,580 Irrigation Type: ACRES: ED 1A1 1A 2A1 2A 3A1 3A 4A1 4A D 1D1 1D 2D1 2D 3D1 3D 4D1 4D Owellings Dwellings Dwellings	Improvements	Improvements Total	Date of Sale Assessed Value 4371	Date of Sale Assessed Value 4371	Date of Sale Assessed Value					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	13,625
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER PROPERTY TO LLC		
Comments from	Comments:	
000162601 000162600 001800600		
		,
		(Continue on back)

NEBRASKA 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 item.

FORM

	The de	ed will not be re	ecorded	unless this st	ateme	nt is signe	d and iter	ns 1-2	5 are accurat	tely comp	leted.			
1 County Name		2 County Nu	nber			3 Date of S				1	e of Dee	-		
Webster		91	-	······································)4 Day		Yr. 2024		0. 04		4 Yr. <u>20</u>	24
5 Grantor's Name, A Grantor's Name (Seller		ilepnone (Pleas	e Print)			6 Grantee's I			ss, and Tele	phone (Pl	ease Pi	rint)		
Roger L Bohrer and	d Lila J Bohrer	•				Zina Med		yory						
Street or Other Mailing 755 Road 1300	Address	· · · · · · · · · · · · · · · · · · ·				Street or 34	I1 West 1	Oth Ave			,			
City Red Cloud		State NE		Zip Coo 68970		City Red Clou				N	tate 1 E 6897		Zip Cod	
Phone Number 402-746-4354						Phone Nur 840-588-70			Is the grantee If Yes, is the					No
Email Address						Email Addr			111 165, 15 (16)	grantee a t	309(a) IC	suridation?	Yes _	MNo
catherlandas@yah				1 10 0		zinishka(
7 Property Classifica (A) Status	uson rannser. Cr	eck one box in	categori	es A and B. Ci		ir property 3) Property		nobile	nome.	• • • • • • • • • • • • • • • • • • • •		I	(0)	
	Single F	amilia.	India	strial	- 72			N	.t				(C)	
√ Improved ☐ Unimproved ☐ IOLL	Multi-Far	nily	Agric	siriai cultural eational		Mineral Mineral			-	Exe	e Asses mpt	sea	☐ Mobile	Home
8 Type of Deed Bill of Sale	Conservator Corrective			Distribution Easement	=	and Contrac	t/Memo	=	=	Shemiff Trust/Tru	stee	Other	-	
Cemetery	Death Certific	ate - Transfer on	Death [Executor		lineral				Warranty				
9 Was transfer part of like-kind exchange (Exchange) by buyer	RC § 1031 or seller?	10 Type of Tra		Distribution [Easement [Exchange	Gift	eciosure [] ntor Trust	Life Est	ate	ist ☐ Revoca ✓ Sale	ble Trust	ntract		r on Death to Beneficiar	у
☐ Buyer ☐ Seller 11 Was ownership tran	sferred in full? (If						12 W		estate purchas					use.)
		. 16111												
13 Was the transfer be	No Aunt	or Uncle to Nieco ers and Sisters couse		new	y Corp. Iparent	, Partnership s and Grand	o, or LLC	∏ s	elf pouse			ther		
14 What is the current \$173,500.00					nts and		_		tep-parent and sumed? (if Yes \$			and interes	•	
16 Does this conveyan		nt parcel of land?				17 Was	transfer t	hrough	a real estate a mpany contact	gentorati	tie comp	any? (if Ye	s, include the	
18 Address of Property									Person to Who					
341 West 10th Ave Red Cloud, NE 689	970					Same a	s "Box	6°						
18a No address a	ssigned 18	Bb	nd											
20 Legal Description (/ Lots Eight (8), Nine Nebraska.				ve (12), Block	: Eigh	teen (18), \$	Smith &	Moore	's Addition	to Red C	loud, V	/ebster C	ounty,	
21 If agricultural, list to				•							, \$		470 500	loo
22 Total purchase p	_	-		* *						22	\$	··	173,500	
Yes V No				n itemized list.) (see	instruction	s)			23			0	00
24 Adjusted purchas		-								24	\$		173,500	00
25 If this transfer is	<u> </u>													
	der penalties of it, and that I am d				atemen	it and that it	ls, to the b	est of n	ny knowledge a	and belief,	true, coi	mplete, and		
	e Graves											308-708-	7744	
Print	or Type Name of	Grantee or Auth	orized Re	epresentative								Phone Num	ber	
sign /	ature of Grantee of	or Authorized Ren	resentat	ive		Authorized	Rep					04/05/202 Date	.4	
here	V											-		
				Register o	f Dee							· For D	ept. Use O	nly
26 Date Deed Recorde Mo. U Day	5 Yr. 2L	27 Value o	Stamp	or Exempt Num	ber	28 Record	ing Data	t.fe	3530					
Nebraska Department of Ro Form No. 96-269-2008 10-				etain a copy o	of this	document t	2024	Apr d) 5 04:05 P	Authori M 391	zed by Ne .50 E	eb. Rev. Stat. Book 20	ss 76-214.77- 24 Page	1327 (2) 530

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/05/24 \$ 391.50 By AS Bk 2024, Pg 530

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 05 day of April A.D., 2024, at 04:05 o'clock PM. Recorded in Book 2024 on Pages 530-531

Sirollywoods

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

AFTER RECORDING RETURN TO:

Tri-City Title Services, L.L.C. 412 E 25th Street Suite A Kearney, NE 68847 K-11852-

WARRANTY DEED

Roger L Bohrer and Lila J Bohrer, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Zina Medina, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eighteen (18), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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, EXCEPT subject to easements, reservations, 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: Upil 4 ,	2024.
<i>f</i>	
	Roger L Bohrer
	Flast Ave
	Lila J Bohrer
STATE OF <u>flebraska</u>) COUNTY OF <u>Webster</u>)	
COUNTY OF Webster	
The foregoing instrument was acknowledged to the foregoing instrument, 2024 by Roger L Bo	before me this day of ohrer and Lila J Bohrer, husband and wife.
$\overline{\mathbf{N}}$	Notary Public
My Commission Expires:	7, 2026
File No. K-11852-	GENERAL NOTARY - State of Nebraska KYLA M. PUTNAM My Comm. Exp. October 17, 2026

Residential & Commercial Sales Worksheet

Cnty No.	Вос	ok 📗	Page		S	ale Date				Sc	hoo	l Dis	trict (ode				
91	202	24	530		4/	5/2024	Base: 9	1-0	002	Affi	liate	ed:			Unif	ied:		
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	Da	te of Sa	le Assessed	Valu	е	Naver verse services	4371			0.0)	0	100	20		018	00	00
Land		Impr	ovements			Total			Date of	Sale	Pro	perty	Clas	ific	ation (Code		
2	,735		302,955	5		305,690	Status	Pı	operty I	уре	Zo	ning	Loc	ation	Cit	y Size	Parce	l Size
Assessor Lo	cation:	RED C	LOUD (F	(C)			A) 1	B)	01		C)	1	D)	1	E)	6	F)	2
						Residential							Com	mer	cial	4.55%		
	Mult	iple Imp	rovements:	Multip	le. Imp	rovements.:			Multipl	e. Impro	veme	ents.:						
HALLAND AND SERVE FOR SHIP TO SERVE		Constru	ction Date:	Constr	uction 1	Date: 19	00		Constru	ction D	ate:	'						
	TENER		Floor:	Floor	Sq. Ft. :	2,2	64		Floor S	q. Ft. :								
		Building	Cost New:	Cost:		284,4	00		Cost:									
Single Family	y Style:	101		Resid	ential	Condition: 3	5		Comm	ercial	Occ	upan	c y Cod):		article.		
(100) 🗆 Mo	bile Hom	е		(10)		Worn Out			Primar	y:		Ot	herl:		(Other2:		
(101) 🗷 On	e Story			(20)		Badly Worn			Comm	ercial	Con	struc	tion Cl	ass:			gradyu sa Katangan	
(102) 🗆 Tw	o Story			(30)	₩ .	Average			(1)	□ Fir	epro	of Str	uctural	Stee	l Frame	;		
(103) 🗆 Spl	it Level			(40)	⋥ 4	Good			(2)	□ Rei	infor	ced C	oncret	: Гта	me			
(104) 🗆 11/	/2 Story			(50)		Very Good			(3)	⊐ Ma	sonr	у Веа	ring W	alls				
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)	⊐ Wo	od c	or Ste	el Fran	ed E	ext. Wal	ls		
(106) □ Oth	ner			. Teletiya Teletiya			hainais		(5)	⊐ Ме	tal F	rame	and W	alls				
Townhouse or	r Duplex	Style:		Resid	ential	Quality: 40			(6)	□ Pol	e Fra	ame						
(301) 🗆 One	e Story			(10)		Low			Cost R	ank:				• (Conditio	on:		
(302) 🗆 Tw	o Story			(20)		Fair			(10)	□ Lo	w			(10) 🗆	Worn	Out	
(307) 🗆 11/	/2 Story			(30)		Average			(20) Average (20) Badly Worr						Wom			
(308) □ Spl	it Level			(40)	A	Good			(30) Above Average (30) Average									
(309) 🗆 21/	/2 Story			(50)		Very Good			(40) ☐ High (40) ☐ Good									
(304) 🗆 One	e Story Di	uplex		(60)		Excellent			(50) 🗆 Very Good									
(305) 🗆 Tw	o Story D	uplex												(60) 🗆	Excell	ent	
Assessor's						-												
Assessor Co	omments	and Re	ason for A	djust	ment:													
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000101							-											
		-																$\neg \neg$
																(Cont	inue on	back)

26 Date Deed

Nebraska Department of Revenue

Form No. 96-269-2008 6-2019 Rev. Sur

Day 10

Real Estate Transfer Statement FORM Good Life, Great Service. To be filed with the Register of Deeds. Read instructions on reverse side. 521 DEPARTMENT OF DEVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER Select County & County Number 4_ Day. 10 yr. 24 Mα _ _{Dav} 27 Mo. 03v-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) SHAE V. GIGER ADAM GIGER Street or Other Mailing Address Street or Other Mailing Address 907 N. KANSAS 650 NEBRASKA ST. City SUPERIOR Zip Code 68978 State NE. 68942 State GUIDE ROCK NE Phone Number Phone Number 402-469-Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address shaevtuma@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) **Improved** Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Auction (I.R.C. § 1031 Exchange) Easement Gift Life Estate Sale Trustee to Beneficiary Yes Yes X No X Court Decree Grantor Trust Partition Exchange 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.) ☐ No 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 Spouse Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) unknown X No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No. Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 650 NEBRASKA ST. ADAM GIGER GUIDE ROCK, NE 68978 650 NEBRASKA ST 18a No address assigned 18b Vacant land GUIDE ROCK, NE 68978 20 Legal Description The North 100' of Lot Eight (8), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? 🔲 Yes 🔠 No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 0100 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. KYLE ALLEN 785-282-6688 Print or Type Name of Grantee or Authorized Representative sign Attorney for Adam Giger Signature of Granie Authorized Representative here

28 Recording Data

For Dept. Use Only

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

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

		BOOK <u>202</u> 4 PAGE <u>55</u>	<u>ັວ</u>
State of Nebraska ss. County of Webster			
Enterer numerical index and filed for reconstruction of	10 day t 10:44 ok 2021	NEBRASKA DOCUMENTARY STAMP TAX Date 4-10-24 \$ tampt # 54 By ab	
	QUIT CLAIM	DEED	
Decree of Dissolution in Webst hereby acknowledged, quitclain described real estate (as defined The North 100'	ter County District Coums and conveys to ADA d in Neb. Rev. of Stat 7	R, in consideration and pursuant to the art, Case No. CI 23-41, receipt of which AM GIGER, GRANTEE, the following 76-201): Four (4), Talbot's Addition to Guide	is
Executed Murch 37, 20	024. SHAE V	COLOR LAGOR	
STATE OF NEBRASKA) COUNTY OF WEBSTER)	ss:		
	nt was acknowledged b E V. GIGER. Wife of C	pefore me on this 27 day of Grantee.	

GENERAL NOTARY - State of Nebraska CATHERINE L MARTIN My Comm. Exp. May 6, 2024

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				Sc	hool Dis	strict	Code	te visites O Visitini			194 366 114 47 =	
91	202	24	555		4/1	.0/2024	Base: 6	55-0	011	Affil	iated:	Unified:						
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0006172	200		51		4	05	GeoCde	Twn	Rng	Sect	t Qrt	Sub	div	Area	Blk	Par	cel	
	Da	ate of Sal	le Assessed	l Value			4487			00	0	400	20		004	000	00	
Land		Impr	ovements			Total]	Date of S	Sale l	Propert	y Clas	ssifica	ition (Code			
1	,790		24,12	5		25,915	Status	Pı	roperty Ty	pe	Zoning	Lo	cation	Cit	y Size	Parcel	Size	
Assessor Lo	cation:	GUIDE	ROCK	(GR)			A) 1	B)	01		C) 1	D)	1	E)	7	F) ;	2	
				7 () ()		Residential	Jan J				and the second	Соп	nmere	ial				
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		24469782276.5286825	HER AND BUILDING	Constru			00		Construct									
			Floor:	Floor S	q. Ft. :	1,6	46		Floor Sq.	Ft.:								
		Building	Cost New:	Cost:		161,3	20		Cost:									
Single Family	y Style:	101		Resid	ential	Condition: 2	0 (3, 5	Comme	rcial (Occupan	cy Co	de:		in de la companya de			
(100) 🗆 Mo	bile Hom	ne		(10)		Worn Out			Primary		0	ther1:		(Other2:			
(101) 🗷 One	e Story			(20)	*	Badly Worn			Comme	rcial	Constru	ction C	lass:				145. 150.2	
(102) 🗆 Two	o Story			(30)		Average			(1)	Fire	proof St	ructura	1 Steel	Frame				
(103) 🗆 SpH	it Level			(40)		Good			(2)	Rei	nforced (Concre	te Frai	ne				
(104) 🗆 1 1/	/2 Story			(50)		Very Good			(3)	Ma	sonry Be	aring V	Valls					
(111) 🗆 Bi-J	Land Improven 1,790 24 sessor Location: GUIDE RO Multiple Improven Construction Building Cost gle Family Style: 101 0					Excellent			(4) □	Wo	od or Ste	el Fran	ned E	xt. Wal	ls			
(106) 🗆 Oth	ner								(5)	Me	tal Frame	and V	Valls					
Townhouse or	r Duplex	Style:		Reside	ential	Quality: 30		925	(6)	Pol	e Frame							
(301) 🗆 One	e Story			(10)		Low			Cost Rank: Condition:									
(302) 🗆 Two	o Story			(20)		Fair			(10)	Lov	v		(1	.0) 🛘	Worn	Out		
(307) 🗆 1 1/	/2 Story			(30)		Average				Ave			(2	20) 🗆	Badly	Worn		
(308) 🗆 Spl	it Level			(40)		Good			(30) Above Average (30) Average									
· · · · · · · · · · · · · · · · · · ·				(50)		Very Good			(40) ☐ High (40) ☐ Good									
(304) 🗆 One	e Story D	Ouplex		(60)		Excellent	5 San				777 67		(4) (1)	-	Very (
(305) 🗆 Two	o Story D	Duplex						74 <u>-</u> - 3 M					<u>ان ان (</u>	50) 🗆	Excell	ent		
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NEBRASKA

Real Estate Transfer Statement

52

FORM **521**

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

Good Life, Great Service 521 • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENU · 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. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed 2024 2024 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Zachary Gottsch Grantor's Name (Seller Mardelle Grandstaff and Gerald Grandstaff Street or Other Mailing Address 1108 Normal St Street or Other Mailing Address 1405 North 7th Avenue City Woodbine State Zip Code 51579 State **NE** Zip Code 68901 City Hastints Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (712) 587-0126 Phone Number (402) 460-0143 Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Recreational Distribution Sheriff 8 Type of Deed Conservator Land Contract/Memo Partition Other Lease Bill of Sale Corrective Easement Personal Rep Trust/Trustee Mineral Quit Claim Cemetery ✓ Warranty Death Certificate - Transfer on Death Executor Was transfer part of IRS like-10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Distribution ✓ Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Satisfaction of Contract Other (Explain) ✓ Buyer Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other ☐ Yes Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$296,239 Yes **У** 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.)

Yes Ruhter Auction Yes **✓** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property AG Land Grantee 18b Vacant land 18a V No address assigned 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 296,239,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 296,239,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 460-0143 Zachary Gottsch Phone Number Grantee 4/ /0 /2024 Date Signature of Grantee of Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

Day

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 Hori L A.D., 20 24 at 2: M. Recorded in Book 2024 County Clerk Deputy Comp Assessor Carded

NEBRASKA DOCUMENTARY Date

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

WARRANTY DEED

Mardelle Grandstaff and Gerald Grandstaff, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Zachary L. Gottsch, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., 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.

April , 2024. Executed

STATE OF 1000

COUNTY OF HAYFISUN

, 2024 by

The foregoing instrument was acknowledged before me on Mardelle Grandstaff and Gerald Grandstaff, wife and husband. 5th April 7

Nikole Elaine Turner Commission Number 837821 My Commission Expires

Agricultural Land Sales Worksheet

Cnty No.	Bool	k	Page		S	ale Da	te	School District Code													
91	202	4	556		4/:	10/20	24	Base:	01	-01	23	Aff	iliat	ed:			Unif	ied:			
Location ID		Sale	Number		Useabil	ity & C	ode#						Pa	arcel N	Jumk	er					
002007100			52		1			GeoCde	T	wn	Rng	Se	ct	Qrt	Sub	div	Area	Blk	P	arcel	
	Dat	e of S	ale Assess	ed V	alue			4245	4	Ŀ	1	000	000	1	1 000		275				
Land		Imp	rovement	S		Total		Date of Sale Property Classification Code													
329,10	50					329	,160	Status	23	Proj	erty Ty	ре	2	oning	L	cation	Cit	y Size	Раг	cel Siz	
]	Irrigati	ion Type:				·	A) 2		B)	05		C)	5	D)	3	E)	0	F)	9	
LCG		A P	CRES:		v	ALUE:		elin (a.g.)	L	CG				ACR	ES:	e de la companya de l		VAL	UE:		
IRRIGATED	1A1							GI			ND 1	G1			6.4					450	
	1A											1G		3	3.9	00			52,	545	
	2A1										2	G1			4.4	40			6,	440	
	2A										:	2G									
	3A1										3	G1			6.4	10			9,	295	
	3A			4	:						:	3G								_	
	4A1			_							4	G1									
,	4A			\perp								4G									
DRYLAND	1D1		36.10	_	· .		,275		She		lt/Timl	-					.				
	1D		7.54	4			,735				Accreti	\dashv									
	2D1 2D		10.63	1		20	,235				Wa										
	3D1		24.46				,235 ,265	AG I	Δ.	TD 7	Otl			14	6.7	80		3	29 -	160	
	3D		21.10	-			,	AUL	24 3 4.	ز حمود	Roa	-			3.8				_		
	4D1		0.26	0			715			F	arm Si	-					4. 1919 (1. 1919)	* 04042904999	and Belowed		
	4D		6.62			18	,205				ome Si										
							14 F 1867 (191)				ecreati	-									
Dwel	lings					<u> </u>					Otl	ner									
Outbuild		9794	100	6.0				No	n-A	\G T	OTA	L			3.8	50					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
002007100	
	(Continue on back)

Real Estate Transfer Statement 53 • 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

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	// 2024									
	······································										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) See attached	Zachary Gottsch										
Street or Other Mailing Address	Street or Other Mailing Address 1405 North 7th Avenue										
WEBSTER-91											
Phone Number	Phone Number (402) 460-0143 Is the grantee a 501(c)(3) organization? Yes V 1 Yes V 1 Yes V 1 Yes V Yes V 1 Yes V Yes Y										
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)									
Unimproved Multi-Family Agricultural		Mobile Home									
		Other									
kind exchange (I.R.C. § 1031											
Excitating by buyer of seller:		•									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No										
		,									
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 in	terest rate.)									
\$296,239		%									
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 Ruhter Aug.	(If Yes, include the name tion No									
18 Address of Property	_	ould be Sent									
AG Land	Grantee										
183 V No address assigned 18h V Vacant land											
	ownship/hree (3) North Range Fleven	(11) West of									
	ownomp, moo (o) Horan, Hange Eleven	(11) 110010.									
the out i livi., websier county, weblasika											
21 If agricultural, list total number of acres transferred in this transaction150.63+-	·										
		296 ეტე ,00									
	nstructions) \$	1									
	\$	296 <i>7</i> 272 00									
		290/22,.00									
		nolete, and									
correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and boile, add, os.										
A ,		. /									
sign the same	Grantee	4/ 10/2024									
here Signature of Grantee or Authorized Representative	Title	Date									
	ilv	For Dept. Use Only									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number		· · · · · · · · · · · · · · · · · · ·									
Mo. — Day U Yr. — Wood. Nebraska Department of Revenue Form No. 06 260 2008 10 2020 Pay Superpodes 06 260 2008 Pay 6-2019	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)									

Keneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust 14029 Driftwood Point Sun City, AZ 85351 402-460-7131

State of Nebraska
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of for A.D., 20 a4, at 2:54
o'clock DM. Recorded in Book 302 L
on Page 557- 558
abbouttinia County Clerk
16.00 Deputy
IndCompAssessor_ Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-10-24
\$ 666.∞ By 15

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

Charles Charles

TRUSTEE'S DEED

Kenneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Zachary L. Gottsch, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6^{th} P.M., Webster County, Nebraska

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 4-4, 2024.

Kenneth Larrick, Trustee

My Commission Expires:

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	S	ale Date	School District Code												
91	202	24	557	4/1	.0/2024	Base: 01-0123 Af				ffiliated: Unified:								
Location ID		Sale	Number	Useabili	ty & Code#					Parcel Number								
00200710	0		53	4	13	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Bik	P	arcel		
	Da	ite of Sa	ale Assessed	Value		4245	11	4	4 1		00000	1	1 000		275			
Land		Imp	rovements		Total	Date of Sale Property Classification Code									200 (11)			
329,1	.60				329,160	Status	Pr	operty T	уре	Z	oning	Location	n Ci	ty Size	Paro	cel Size		
		Irrigati	ion Type:			A) 2	B)	05	4	C)	5	D) 3	E)	0	F)	9		
LCG		A	CRES:	v	ALUE:		LCG				ACR	ES:		VAL	UE:			
IRRIGATED	lA1					GF		AND 1	G1			6.420		×1		450		
	1A								1G		3	3.900		545				
	2A1						2	G1			4.440			6,	440			
	2A								2G									
	3A1							3	G1			6.410			9,	295		
	3A								3G									
	4A1							4	GI									
	4A								4G									
DRYLAND	1D1		36.100		99,275	;	Shelter	oelt/Tim	-									
	1D		7.540		20,735			Accret	-									
	2D1				00.00-			Wa	-				 	-				
	2D		10.630		29,235	107	4 10 75 10	Ot				<i>C</i> 700			~ ~	1.00		
	3D1		24.460		67,265	AGL	AND	TOTA	_			6.780 3.850	/ /*******	Andre Nick	∠ 9,	160		
	3D 4D1		0.260		715			Ros Farm Si	-			3.650		7/48/55/56		949-40		
	4D1 4D		6.620		18,205				+									
	4D		0.020		10,203	,		Home Si Recreat										
Гутга	ellings								her	-								
Outbuil						No	n-AG	TOTA		·····		3.850						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:							
Assessor Comments and Reason for Adjustment:								
TRUSTEE'S DEED; TOTAL SALE PRICE WAS ON PREVIO	US DEED, DIVIDED 3 WAYS							
Comments from Co	mments:							
002007100								
	(Continue on back)							

NEBRASKA

Real Estate Transfer Statement

54

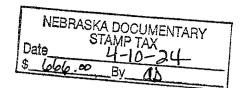
FORM **521**

Good Life. Great Service.

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.

	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 4 Date of Deed 4 Date of Deed 4 Date of Deed											
WEBSTER - 91 ▼	Mo Day <u>7 </u>											
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)											
Marilyn Duval	Zachary Gottsch											
Street or Other Mailing Address 4733 W Escuda Dr.	Street or Other Mailing Address 1405 North 7th Avenue											
City State Zip Code AZ 85308	City State Zip Code Hastings NE 6890											
Phone Number (623) 680-6404		V No V No										
Email Address n/a	Email Address n/a											
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.											
(A) Status (E	3) Property Type (C)											
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile H	lome										
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt											
L IOLL Commercial Recreational												
	and Contract/Memo Partition Sheriff Other											
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty											
kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death											
Exchange) by buyer or seller?	Life Estate ✓ Sale Trustee to Beneficiary tor 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	Ves											
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re												
	Partnership, or LLC Self Other and Grandchild Spouse											
Ex-spouse Parents and 0	•											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)											
\$296,239	Yes • No \$ %	,										
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the n	ame										
Yes No		No										
18 Address of Property AG Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee											
AG Land	Granice											
18a 🗸 No address assigned 18b 🗸 Vacant land												
20 Legal Description (Attach additional pages, if needed.)												
The Northeast Quarter (NE1/4) of Section Four (4),	Township Three (3) North, Range Eleven (11) We	st										
of the 6th P.M., Webster County, Nebraska												
21 If agricultural, list total number of acres transferred in this transaction150.63+-												
22 Total purchase price, including any liabilities assumed		00										
23 Was non-real property included in the purchase?	\$											
Yes No (If Yes, enter dollar amount and attach itemized list.) (see												
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots\ldots$		00										
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 statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and											
Zachary Gottsch	(402) 460-0 ⁻¹	143										
Print or Type Name of Grantee or Authorized Representative	Phone Number											
sign July Sother	Grantee 4/ 1/6 /202	4										
here Signature of Grantee or Authorized Representative	Title Date											
Register of Deed's Use O	nly For Dept. Use O	nly										
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data											
Mo. 4 Day 10 Yr. 24 \$ 666.00	BK2024, Pg 559											
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13	327(2)										

State of Nebraska ss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's affice of said county this 10 day
of April A.D., 20 24, at 2:56
o'clock DM Recorded in Book 2024
on Page 559
abben Haria County Clerk
10.00 Deputy
Ind Comp Assessor Carded
mecompAssessorcardea



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

WARRANTY DEED

Marilyn Duval, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Zachary L. Gottsch, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

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

Executed April 4,2024.

Marilyn Duval

STATE OF AVIZAR

COUNTY OF Mancapa) ss.

The foregoing instrument was acknowledged before me on

Marilyn Duval, a single person.

CHERIE A SINCLAIR
Notary Public, State of Arizona
Maricopa County
Commission # 616673
My Commission Expires
October 25, 2025

Notary Public

, 2024 by

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date						School District Code													
91	20	24	559	4/1	Base: 01-0123 Af					Affiliated: Unified:									
Location 3	D	Sale	Number	Useabilit	y & Code#					P	arcel N	Tumber							
0020071	00		54	4	13	GeoCde	oCde Twn Rng Sect Qrt Subdiv Area Blk						Blk	Parcel					
	D	ate of S	ale Assessed	Value	e de la companya de La companya de la co	4245	3	11		4	1	00000	1	000	9275				
Land		Imp	rovements		Cotal		7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Date o	f Sa	ale Pi	operty	Classific	ation (Code	7.41.7				
329,	160				329,160	Status	Pı	operty	Гуре	e	Zoning	Locatio	n City Size 1			cel Siz			
		Irrigat	ion Type:	<u> </u>		A) 2	B)	0.5	;	C,	5	D) 3	E)	0	F)	9			
LCG		2	CRES:	V.	LUE:		LCG				ACR	ES:		VAL	UE:	avi :			
IRRIGATEI	lAI					GR		AND	1G	1		6.420				450			
	1A								10	3	3	3.900	52,5						
	2A1								2GI	1		4.440			6,	440			
	2A						2G												
	3A1	 					3G1					6.410	9,2			295			
	3A	 							30	3									
	4A1								4G1	+-									
	4A		36.100		00 075				40			· · · · · · · · · · · · · · · · · · ·	<u> </u>						
DRYLAND	1D1 1D		7.540		99,275 20,735		Shelter	belt/Tin		-									
	2D1		7.540		20,733			Accre		1									
	2D1 2D		10.630		29,235				aste				-						
	3D1		24.460		67,265	AG L	AG LAND TOTAL				14	6.780		3	29.	160			
	3D				. ,				oads	+		3.850							
	4D1		0.260		715			Farm S		+-				e i je reene stiger	and a second	<u>ajri, virki</u>			
· · · · · · · · · · · · · · · · · · ·	4D		6.620	:	18,205			Home S	Sites	s									
								Recrea											
Dv	vellings	200						0	the	г									
Outb	iildings	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1				No	n-AG	TOT	ΑL	4		3.850							

Assessor's Adjustment to Sale Price (+ or -):										Recapture Value:	
Assesso	r Comme	nts and	Reason f	or Adj	ustm	ent:					
WD;	TOTAL	SALE	PRICE	WAS	ON	PREVIOUS	DEED,	DIVIDE	ED 3 V	WAYS	
Comme	nts from							Comm	ents:		
0020	007100										
											(Continue on back)

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

FORM 521

Good Life. Great Service.

	The deed will not be reco	orded unless this stateme	nt is signed and items 1-25 are accurately complete	d.							
1 County Name	2 County Num		3 Date of Sale/Transfer 4 Date of Deed								
,	WEBSTER - 91	▼	Mo. 03 Day 15 Yr. 2024 Mo. 03 Day 15 Yr. 2024								
5 Grantor's Name, Add	ress, and Telephone (Please Pr	int)	6 Grantee's Name, Address, and Telephone (Please Print	t)							
Grantor's Name (Seller)			Grantee's Name (Buyer)								
Street or Other Mailing A			See attached. Street or Other Mailing Address								
P.O. Box 356 City Blue Hill	State NE	Zip Code 68930	City State	Zip Code							
Phone Number			Phone Number Is the grantee a 501(c)(3) orga								
NA			If Yes, is the grantee a 509(a)	foundation? Yes No							
Email Address NA			NA NA								
7 Property Classificat	ion Number. Check one box in	categories A and B. Check C	f property is also a mobile home.								
(A) Status		(1	3) Property Type	(C)							
✓ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Recreational	Mineral Interests-Producing State Asses Mineral Interests-Producing Exempt	sed Mobile Home							
8 Type of Deed	Conservator		and Contract/Memo Partition Sheriff	Other							
Bill of Sale	Corrective Death Certificate - Transfer on I	Easement L	ease Personal Rep. Trust/Trustee ineral Quit Claim								
Cemetery	4		ciosure Irrevocable Trust Revocable Trust	Transfer on Death							
kind exchange (I.F Exchange) by buyer	R.C. § 1031 Auction Seller V No Court Dec	Easement Gift		Trustee to Beneficiary Other (Explain)							
11 Mae ownership trans	ferred in full? (If No, explain the d	livision.)	12 Was real estate purchased for same use?	_ ` ` `							
Yes V	No Life Estate Interest to L	aRae Schunk	Yes								
13 Was the transfer between Yes N	Aunt or Uncle to Niece Brothers and Sisters	or Nephew Family Corp. Grandparent	latives? (If Yes, check the appropriate box.) Partnership, or LLC Self Sand Grandchild Spouse Child Step-parent and Step-child	Other							
	Ex-spouse	Parents and	15 Was the mortgage assumed? (If Yes, state the amount	and interest rate)							
	narket value of the real property?		Yes V No \$	%							
\$133,530	e divide a current parcel of land?		17 Was transfer through a real estate agent or a title comp								
Yes V			of the agent or title company contact.) Yes	No							
18 Address of Property 1010 West Land Blue Hill, NE 68			19 Name and Address of Person to Whom the Tax Statem Same as grantor.	ent stould be sent							
18a No address as	signed 18b Vacant land	d									
20 Legal Description (Ar All of Lots Se County, Nebr	ttach additional pages, if needed. even (7), Eight (8), a raska.) and Nine (9), Block	Eight (8), Hoover's Addition to Blue	Hill, Webster							
21 If agricultural, list tota	al number of acres transferred in	this transaction	·								
	rice, including any liabilities a	ssumed		1.00							
23 Was non-real prop	perty included in the purchase?		e instructions)	1							
	•		2. E. C.	1,00							
	se price paid for real estate (li			1,00							
25 If this transfer is	exempt from the documentary	v stamp tax, list the exempt	on number <u>76-902(5)(a)</u> .								
correct, a	ider penalties of law, I declare the and that I am duly authorized to show D. Baack	Tial I liave evaluitied file state	nent and that it is, to the best of my knowledge and belief, tr	ue, complete, and (402) 834-3300							
	Type Name of Grantee of Authori	zed Representative	Attorney at Law	Phone Number 04/11/2024							
4	re of Graptee or Authorized Repre	esentative	Title	Date							
here signatur			Only	For Dept, Use Only							
26 Date Deed Recorded	d 27 Value of St	Register of Deed's Use amp or Exempt Number	28 Recording Data								
Mo Day Nebraska Department of Re	venue	rempt to	DK 2004 19 56 Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

Item 6: Grantee's Name, Address, & Telephone

Name:

Keri L. Schunk

Mailing:

P.O. Box 275

City, State, Zip:

Blue Hill, NE 68930

Name:

Michael A. Schunk

Mailing:

23030 Kalvin Kourt

City, State, Zip:

Eagle, NE 68347

Name:

Tara M. Kohmetscher

Mailing:

851 Brockwell Dr.

City, State, Zip:

Dardenne Prairie, MO 63368

Name:

Terry A. Schunk

Mailing:

P.O. Box 8

City, State, Zip:

Ayr, NE 68925

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/11/24 \$ Ex05a By AS Bk 2024, Pg 561

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 11 day of April A.D., 2024, at 02:20 o'clock PM. Recorded in Book 2024 on Pages 561-562

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Return to: Skalka, Baack, & Fiala Law Firm, PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

LaRae L. Schunk, a single person, *Grantor*, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Keri L. Schunk, a single person, Michael A. Schunk, a married person, Tara M. Kohmetscher, a married person, and Terry A. Schunk, a single person, *Grantees*, *subject to the Life Estate of Larae L. Schunk*, a single person, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

All of Lots Seven (7), Eight (8), and Nine (9), Block Eight (8), Hoover's Addition to Blue Hill, Webster County, Nebraska.

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

EXECUTED: March 15, 2024.

LaRae I Schunk Granton

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on March 15, 2024, by LaRae L. Schunk, a single person, *Grantor*.

GENERAL NOTARY - State of Nebraska MATTHEW D BAACK My Comm. Exp. January 9, 2025 Signature - Notary Public

Printed Name - Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page		S	ale Date			School District Code												
91	202	24	561		3/:	L5/2024	Base: 9	1-0	074 Affiliated: Unified:												
Location	ID	Sale N	umber	Us	eabili	ty & Code#					P	arcel I	Numbe	er							
0003350	000	5.	5	4 05		GeoCde	Twn	Rn	g	Sect	Qrt	Subdi	v	Агеа	Blk	Pa	ırcel				
	Da	te of Sale	Assessed	Valu	e .		4133				00	0	2005	5		008	00	00			
Land		Impro	vements	s Total						Date of Sale Property Classification Code											
6	,075		142,220	5		148,295	Status	roperty Type Zoning Loc					tion City Size			Parcel Size					
Assessor Lo					A) 1	B)			(C)		20 1 <u>7 7 1</u> 1 2 7 1		E) 6		F) 2						
				Residential			Commercial														
	Multi	iple Impro	vements:	Multip	le. Imp	rovements.:			Multiple. Improvements, :												
		Construc	tion Date:	Constr	uction	Date: 19	80		Const	uctio	on Date	:									
445544			Floor:	Floor	Sq. Ft.	: 1,2	48		Floor	Sq. F	t.:		-								
		Building (Cost New:	Cost:	•	170,2	95		Cost:												
Single Family	y Style:	101		Resid	lential	Condition: 3	0		Commercial Occupancy Code:												
(100) 🗆 Mo	bile Home	е		(10)		Wom Out			Primary: Other1: 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/	/2 Story	· · ·		(50) □ Very Good						(3) Masonry Bearing Walls											
(111) □ Bi-l	Level			(60) Excellent						(4) U Wood or Steel Framed Ext. Walls											
(106) □ Oth	пег	**				(5) 🗆 Metal Frame and Walls								_							
Townhouse or	r Duplex	Style:		Resid	Residential Quality: 30 (6) □ Pole Frame																
(301) 🗆 On	e Story			(10) □ Low						Cost Rank: Condition:											
(302) 🗆 Tw	o Story			(20) □ Fair					(10) □ Low (10) □ Worn Out							Out					
(307) 🗆 11/	/2 Story			(30) Ed Average					(20) □ Average (20) □						.0) 🗆	□ Badly Worn					
(308) □ Spl	it Level			(40) □ Good					(30) ☐ Above Average (30) ☐ Ave							Avera	ge				
(309) 🗆 21/	· · · · ·			(50) 🗆 Very Good					(40) ☐ High (40) ☐ Good												
(304) 🗆 One	e Story Di	uplex		(60)		Excellent	- 112		(50) 🗆 Very Good												
(305) 🗆 Tw	o Story D	uplex												(6	0) 🗆	Excell	ent				
Assessor's	s Adjus	tment t	o Sale P	rice (+ or	·-):															
Assessor Co																					
WD; TR	ANSFEI	R PROP	ERTY TO) LI	FE :	ESTATE															
	C		11-03-1-307-1					70													
Comments 1								Jomn	nents:												
000333																					
																(Cont	inue on	back)			