Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale	Date					S	chool Di	stri	ct Code			
91	20	24	834		5/	14	/2024	Base:	91-	007	74	Aff	iliated:			Un	fied:	
Location	ID	Sale	Number	U	seabi	lity	& Code#						Parcel	Nui	mber			
0003028	300		72		1			GeoCde	Tv	wn	Rng	Se	ct Ort	S	Subdiv	Area	Blk	Parcel
	D:	ate of S	ale Assessed	Val	ue			4133			an type to jus	0	0 0	2	0005		008	0000
Land		Imp	rovements			To	tal		12.5	Da	te of S	Sale	Propert	уC	lassific	ation	Code	
Andreas and properties	,495	i Company to €.	234,060	0			237,555	Status		Pron	erty Ty	ne l	Zoning		Location	C	ity Size	Parcel Size
		BLUE	HILL (I				,	A) 1	* 4	в)	01	F	c) 1	10) JA 100	D) 1	E)	6	F) 2
ABSUSSOI E							Residentia		No. 10		17.11	100	-/ <u>-</u>		ommer			
	Mul	tinle Im	provements:	Multi	nle In	H JAN TO	ements. :	7.00	iria-jari	M	ultiple	Impr	ovements.	e influence	ĝa Assa, teliĝis	(Televic) Hay		The Property
	7.41.64	Andrews Anna Statement	uction Date:		tructio			67		\neg	onstruct		-	•				
			Floor:	Floor			1,4			_	oor Sq.							
		Buildin	g Cost New:	Cost			221,6				ost:							
Single Family	y Style:	e and the state of the country				al Co	ondition: 3	5		c	omme	rcial	Occupai	ıcy (Code:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$6.75 (\$7.45) \$7.55 (\$3.46)	
(100) □ Mo			****	(10)		Wo	orn Out			_	imary			other			Other2:	
(101) 🗷 On	e Story			(20)		Ba	dly Worn			C	omme	rcial	Constru	ctio	n Class:			
(102) 🗆 Tw	o Story			(30)	*	Av	erage				1) 🗆	Fi	тергооf St	ruct	ural Stee	l Fram	e	
(103) 🗆 Spl	it Level			(40)	Ŧ	Go	od			(2) 🗆	Rε	inforced	Con	crete Fra	me		
(104) 🗆 11/	/2 Story			(50)		Ve	ry Good			(3) 🗆	M:	asonry Be	arin	g Walls			
(111) 🗆 Bi-l	Level			(60)		Ex	cellent			(4) 🗆	W	ood or St	eel F	ramed F	xt. Wa	ills	
(106) □ Oth	ner									(5) 🗆	M	etal Frame	e and	d Walls			
Townhouse of	r Duplex	Style:		Resi	denti	al Q	uality: 30			(6) 🗆	Po	le Frame					
(301) 🗆 One	e Story			(10)		Lo	W			C	ost Ra	nk:	20.		. (Condit	ion:	
(302) 🗆 Tw	o Story			(20)		Fai	r			(1	10) 🗆	Lo	w		(10) E	Worn	Out
(307) 🗆 11/				(30)			erage			——	20) 🗆					20) E	l Badly	Worn
(308) □ Spl				(40)		Go				_			ove Aver	age		30) E		
(309) 🗆 21/				(50)			ry Good			(4	40) □	Hi	gh	Services	G8034799534		l Good	
(304) 🗆 One				(60)		Exc	cellent	inda dama waaf	Rome S	- 65 C	- Jaketa	Totals Salator			29 to 15 of	<u></u>	l Very	
(305) 🗆 Tw	o Story L	Ouplex		Service Services		43.5					87.X	\$ 7.5			() - (60) E	I Excel	lent
Assessor's	s Adjus	stment	to Sale P	rice	(+ 0	r -)	:											
Assessor Co	mment	s and R	leason for A	djus	men	t:		-										
WD																		
										_								
Comments 1	from			·					~~~	men	te•							
000302								-	CUII	шеп	113.							
			10-1															
																	(Cont	inue on back)

NEBRASKA.

FORM

Real Estate Transfer Statement

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

If additional space is needed, add an attachment and identify the second statement and identification and identification are second statement. Good Life. Great Service.

521

		space is freeded, add					
1 County Name		recorded unless this	statemer				·
1 County Name	2 County WEBSTER - 91	Number		3 Date of Sale/Tr		4 Date of Mo	
5 Grantor's Name, Ac	ddress, and Telephone (Plea	se Print)			e, Address, and T		
Grantor's Name (Selle	r)		···	Grantee's Name		elephone (Pleasi	e Printij
	rklein and Mikayla M	. Niederklein		Megan J. Ti	ucker		
Street or Other Mailing 414 NW Railwa	iy St.		_	Street or Other M 506 W. Nen	ailing Address naha St.	?0. Box	312
City Blue Hill	State NE		68930	City Blue Hill		State NE	Zip Code 6893
Phone Number (402) 920-2043				Phone Number (308) 643-7		grantee a 501(c)(3 is the grantee a 5	
Email Address N.A.	-			Email Address N.A.	· · · · · · · · · · · · · · · · · · ·		
7 Property Classifica	ation Number. Check one bo	x in categories A and B.	Check C if		mobile home.		
(A) Status			(B)	Property Type			(C)
✓ Improved	Single Family	Industrial		Mineral Interests	s-Nonproducing	State A	Assessed Mobile Hom
Unimproved	Multi-Family Commercial	Agricultural Recreational		Mineral Interests	s-Producing	Exemp	
8 Type of Deed	Conservator	Distributio	n Dian	id Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective Death Certificate - Transfer	Easement	tLea	se	Personal Rep.	Trust/Trust	
9 Was transfer part	of IBS like- 10 Type of		Min		Quit Claim ble Trust Revo	✓ Warranty	Transfer on Death
kind exchange (I. Exchange) by buyer	R.C. § 1031 Auction	on Easement	Gift	Life Esta	=	odbio irdot	Trustee to Beneficiary
		Decree Exchange	Granto			action of Contrac	
	sferred in full? (If No, explain the No	ne division.)		12 \	Vas real estate pun		use? (If No, state the intended use
13 Was the transfer bety	ween relatives, or if to a truste	e, are the trustor and bene	eficiary relat	ives? (If Yes, check	the appropriate bo	x.)	
Yes✓N	=	. =		artnership, or LLC	Self	[Other
	Brothers and Sister	=====		nd Grandchild	Spouse		
14 What is the current m	Ex-spouse narket value of the real proper	_	ents and Chi			t and Step-child	
\$225.000	larket value of the real proper	ty?		_		es, state the amo	unt and interest rate.)
	e divide a current parcel of lar	nd?		Yes 17 Was transfer th	V No \$	agent or a title or	% ompany? (If Yes, include the name
Yes 🗸 N	10			of the agent or	title company contr	act.) Yes Ac	lams Land Title Co. No
18 Address of Property							ternent Should be Sent
506 W. Nemaha S Blue Hill, NE 6893				See Grante	e		
18a No address ass		and					
20 Legal Description (Att	tach additional pages, if need	ed.)		<u></u>			
Lots Six (6), S	Seven (7), Eight (8), and the Wes	st Half	(W½) of Lo	t Nine (9). I	Block Figh	t (8), Original Town
of Blue Hill, V	Vebster County, N	Vebraska, acco	rdina to	the record	ed plat the	reof	it (0), Original TOWII
			9		ou plut alo		
21 ii agricultural, list tota	I number of acres transferred	in this transaction		·			
	ce, including any liabilities					22 \$	225,000,00
	erty included in the purchase o (if Yes, enter dollar amou n		et\(eoo in	otwictions)		\$	220,000,00
	e price paid for real estate					<mark>23 </mark> دِنْ \$	225 000100
		-			• • • • • • • • • • • • • • • • • • • •	24	225,000 00
	xempt from the documenta ler penalties of law, I declare				e best of my know	dodge and helief	toro complete and
correct, ar	nd that I am duly authorized to IIe L. Kelley	sign this statement.	o olutoriori	. 6.10 1162 11 10, 10 1	ie best of my know	nedge and bener,	
Print or To	ype Name of Grantee or Author	orized Representative					(402) 463-4198 Phone Number
sign	mulle LY	ellile		Closin	g Departmen	t Manager	05-14-2024
here Signature	of Grantee or Authorized Rep	presentative	T	itle			Date
		Register of Deed's	s Use Only	y			For Dept. Use Only
26 Date Deed Recorded	27 Value of	Stamp or Exempt Number	1	28 Recording Data	0.0	211	
Mo Day lebraska Department of Reve	TAr 0 1 2 2(ره عن		WI WE	yra s	JT	
	20 Rev. Supersedes 96-269-2008 R	ev. 6-2019			<i>'</i> \cup .	Authorized I	by Neb. Rev. Stat. §§ 76-214, 77-1327(2

Index _ Computer _ Assessor _ Carded _	Bk 2024, Pg 834 State of Nebraska County of Webster State of Nebraska County of Nebraska County of Webster State of Nebraska County of Nebraska County of Ne
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902
	Warranty Deed
	Nieder Klin The Grantors, JERAD M. NIEDERKLEIN AND MIKAYLA M. NIEDERKEIN, HUSBAND AND
	WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby
	acknowledged, conveys to MEGAN J. TUCKER, A SINGLE PERSON, whether one or more, the
	following described real estate (as described in Neb. Stat. 76-201):
	Lots Six (6), Seven (7), Eight (8), and the West Half (W½) of Lot Nine (9), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.
	GRANTORS covenant with GRANTEE that GRANTORS:
	 are 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; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all persons.
	Executed May \$.2024 Jerad M. Niederklein
	Jerad M. Niederklein Mikaula M. Niederkleim

Mikayla M. Niederkein

On this 3rd day of May, 20²⁴, before me personally appeared Jerad M. Niederklein and Mikayla M. Niederkein Niederklein.

GENERAL NOTARY - State of Nebraska CARLAM KOHMETSCHER

CARLAM KOHMETSCHER

Niederklein

Notary Public - Carla M. Kohmetscher

STATE OF NEBRASKA

COUNTY OF Nucleal IS

GENERAL NOTARY - State of Nebraska CARLA M KOHMETSCHER My Comm. Exp. April 23, 2025

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	ge Sale Date					School District Code								
91	20	24	832		5/	10/2024	Base:	91-0	0074 Affiliated: Unified:								
Location	D.	Sale	Number	U	seabil	ity & Code#					. 1	Parcel I	Number				
0003336	500		71		1.		GeoCde	Twi	n Rn	g	Sect	Qrt	Subdiv	Area	Blk	Parcel	
	D:	ate of S	ale Assessed	Val	ue		4133				00	0	20055		006	0000	
Land		Imp	rovements			Total	Silving on		Date o	of Sa	ıle P	roperty	Classifi	cation	Code	Not applied	
5,	,670		89,240)		94,910	Status	P	roperty	Туре		Zoning	Locatio	n C	ity Size	Parcel Size	
Assessor Lo	cation:	BLUE	HILL (I	3H)			A) 1	B)	0	1	(C) 1	D) 1	E)	6	F) 2	
						Residentia							Comme	rcial			
	Mul	tiple Im	provements:	Mult	iple. Im	provements.:			Multip	le. Ir	nprov	rements.:					
		Constr	uction Date:	Cons	truction	Date: 19	63		Const	uctio	n Dat	te:					
15.01.142.000			Floor:	Floor	Sq. Ft.	.: 1,1	75		Floor	Sq. F	t. :						
775 B 275 B		Buildin	ig Cost New:	Cost	:	152,4	30		Cost:								
Single Family	Style:	101	at year of order and a second order	Resi	identia	d Condition: 2	5		Com	merc	ial C)ccupan	cy Code:				
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Prima	ıry:		01	ther1:		Other2:		
(101) 🗷 One	e Story			(20)	Æ	Badly Worn			Com	merc	ial C	onstruc	tion Class	. y . j 40	411		
(102) 🗆 Two	o Story			(30)	B	Average			(1)		Fire	proof Str	uctural Ste	el Fran	ıe		
(103) 🗆 Spli	it Level			(40)		Good			(2)		Rein	iforced C	Concrete Fr	ame			
(104) 🗆 11/	2 Story			(50)		Very Good			(3)		Mas	onry Bea	aring Walls				
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)		Woo	od or Ste	el Framed	Ext. W	alls		
(106) 🗆 Oth	ет								(5)		Meta	al Frame	and Walls				
Townhouse or	r Duplex	Style:		Resi	identia	d Quality: 30		SZ.	(6)		Pole	Frame					
(301) 🗆 One	e Story			(10)		Low			Cost	Ran	k:			Condi	ion:		
(302) 🗆 Two	o Story			(20)		Fair			(10)		Low			(10) [] Wom	. Out	
(307) 🗆 11/	2 Story			(30)	Æ	Average			(20)		Ave	rage		(20) E	I Badly	Worn	
(308) 🗆 Spli	it Level			(40)		Good			(30)		Abo	ve Avera	ige	(30) E] Avera	ıge	
(309) 🗆 21/	2 Story			(50)		Very Good			(40)		High	1		(40) [] Good		
(304) □ One	e Story I	Ouplex		(60)		Excellent	and the second of							(50) E	Ј Уегу	Good	
(305) □ Two	o Story I	Duplex												(60) E] Excel	lent	
Assessor's	Adju	stment	to Sale P	rice	(+ 0)	r -):											
Assessor Co	mment	s and R	eason for A	djus	tment	•											
WD					,												
									·					and the same			
Comments f								Comi	nents:								
0003336	000																
															(Cont	tinue on back)	

FORM

Good Life, Great Service.

Real Estate Transfer Statement

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

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

521

	The de	ed will not be reco	rded unless this st	ateme	ent is signed and item:	s 1-25 are ac	curately co	mpleted	i.	
1 County Name		2 County Number			3 Date of Sale/Transfe	er .	4	Date of	Deed	•
Webster		91			Mo. <u>5</u> Day _		24	Mo		9 Yr. 24
5 Grantor's Name, A		phone (Please Pri	nt)		6 Grantee's Name, A		Telephone	(Pleas	e Print)	
Grantor's Name (Seiler Alan Schmidt and N	lichele Schmidt				Grantee's Name (Buye John D. Kinley and	d Jill A. Kin	ley			
Street or Other Mailing a 5010 N 155th Ave.	Address			j	Street or Other Mailing 105 South Ash Stre					
City O rnaha		State NE	Zip Code 68116	•	City Blue Hill			State NE		Zip Code 68930
Telephone Number (402) 984-5293					Phone Number (402) 469-2305	E .			rganization? a) foundation?	☐ Yes ☑ No ☐ Yes ☑ No
Email Address 1957geos@gmail.co	ım				Email Address jkinley@gtmc.net	I				
7 Property Classificat		k one box in categ	ories A and B. Che	ck C i		bile home.				
(A) Status		-		(E) Property Type					(C)
Improved Unimproved IOLL	Single Fam Multi-Family Commercia	y 🔲 A	ndustrial gricultural ecreational		☐ Mineral Interests-No ☐ Mineral Interests-Pr		=	State As Exempt	ssessed	☐ Mobile Home
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificate	e - Transfer on Deatl	Distribution Easement Executor	□ r	and Contract/Memo case case	Partition Personal Re Quit Claim	D Shen Pp. ☐ Trust Warr	Trus t e	Othe	er
9 Was transfer part of exchange (IRC § 103 by buyer or seller?		0 Type of Transfer Auction Court Decree	Easement	Gift	closure				Trustee	er on Death e to Beneficlary (Explain)
11 Was ownership trans ✓ Yes ☐ N	•), explain the division	ı)		12 Was real estate	purchased for No	same use?	(If No, s	tate the intend	ed use.)
13 Was the transfer bet	ko ☐ Auntor	Uncle to Niece or N s and Sisters	ephew 🔲 Family	Corp.,	Partnership, or LLC and Grandchild	Self Spouse	box.) nt and Step-c		Other	
14 What is the current r \$115,000.00	market value of the I	real property?			15 Was the mortga	age assumed? No \$	(If Yes, state	the am	ount and Intere	est rate.) %
16 Does this conveyanc Yes X N		arcel of land?			17 Was transfer the of the agent or	nrough a real e	state agent contact.)	or a title Yes i	company? (if Y Little Blue Real	es, include the nam
18 Address of Property 105 South Ash Stree Blue Hill, NE 68930					19 Name and Adda John D. Kinley a 105 South Ash S Blue Hill, NE 68	and Jill A. Ki Street		x Stater	ment Should be	: Sent
18a No address as	signed 18b	☐ Vacant Land								
20 Legal Description The West Half of Le		ots 5 and 6, Blo	ock 6, Hoover's <i>i</i>	Addit	ion to Blue Hill, We	ebster Cour	nty, Nebra	ska.		
21 If agricultural, list total		iabilities essumed				,		20 {	5	115,000 00
22 Total purchase price 23 Was non-real prop					dollar amount and att			22	\$	110,000,00
24 Adjusted purchase	price paid for real	l estate (line 22 mi	nus line 23)	•••••		-	•		\$	115,000 00
25 If this transfer is ex	-									
Und correct,	er penalties of law , and that I am duly :	r, I declare that I have authorized to sign th	e examined this state is statement.	ement	and that it is, to the bes	t of my knowle	dge and beli	ief, true,	complete, and	
► John Print o	D. Kinley or Type Name of Gr	antee or Authorized	Representative						(402) 469 Phone Nun	
eian			,							
here ► Signat	ure of Grantee or A	uthorized Represent	ative		GRANTEE Title				5/10/24 Date	
			Register of	Deed	s' Use Only				Eor F	Dept. Use Only
26 Date Deed Recorded Mo. S Day	11	27 Value of Starr	np or Exempt Number		28 Recording Data	Q UC	832		- ror L	rept. USE UTILY
Nebraska Department of Re	venue		Floral	101		py, ra	······································	thorized	by Neb. Rev. Stat	t. §§ 76-214, 77-1327 (2

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/10/24 \$ 258.75 By AS Bk 2024, Pg 832

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 10 day of May A.D., 2024, at 02:45 o'clock PM. Recorded in Book 2024 on Page 832

Althoughour County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

SURVIVORSHIP WARRANTY DEED

Alan Schmidt and Michele Schmidt, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from John D. Kinley and Jill A. Kinley, GRANTEES, hereby conveys to GRANTEES, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

The West Half of Lot 4 and All of Lots 5 and 6, Block 6, Hoover's Addition to Blue Hill, Webster County, Nebraska.

GRANTOR covenant with GRANTEES that GRANTOR:

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

Dated 5-9-24

Alan Schmidt

Michele Schmidt

COUNTY OF Dov ()<

The foregoing instrument was acknowledged before me this _by Alan Schmidt and Michele Schmidt, a married couple.

.

Notary Public

GI0004460

GENERAL NOTARY - State of Nebraska DAVID RIEF My Comm. Exp. December 31, 2025

GI0064160

Residential & Commercial Sales Worksheet

Cnty No. Boo	k Page	age Sale Date					School District Code								
91 202	24 831	5,	/10/2024	Base:	91-	000	0002 Affiliated: Unified:								
Location ID	Sale Number	Useab	ility & Code#	y rational and					Parcel N	Number					
000135700	70	4	05	GeoCde	Tw	n	Rng	Sect	t Qrt	Subdiv	Area	Blk	Parcel		
Dat	te of Sale Assessed	Value		4371				00	0	10025		001	0000		
Land	Improvements		Total			Dat	e of S	Sale J	Property	Classific	ation (Code			
1,420	104,580)	106,000	Status		Prope	rty Ty	pe	Zoning	Location	i Cit	y Size	Parcel Size		
Assessor Location:	RED CLOUD (F	RC)		A) 1	В	3)	01		C) 1	D) 1	E)	6	F) 1		
			Residentia	L						Comme	cial	, K.A.			
Multi	iple Improvements:	Multiple. In	nprovements.:			Mu	iltiple.	Impro	vements.:						
	Construction Date:	Construction	n Date: 19	920		Cor	nstruct	ion Da	ite :						
	Floor:	Floor Sq. F	t.: 1,3	344		Flo	or Sq.	Ft.:							
j	Building Cost New:	Cost:	177,5	555		Cos	st:				-				
Single Family Style: 3	L04	Residenti	al Condition: 3	0	ŔŲ.	Co	mme	rcial (Occupano	y Code:		增强的			
(100) 🗆 Mobile Home	9	(10) 🗆	Worn Out			Prii	mary:		Ot	her1:	- 1	Other2:			
(101) One Story		(20)	Badly Worn			Co	mme	rcial (Construc	tion Class:					
(102) Two Story		(30) 🗷	Average			(1) 🗆	Fire	proof Str	ictural Stee	l Frame	:			
(103) Split Level		(40)	Good			(2	2) 🗆	Rei	nforced C	oncrete Fra	me		-		
(104) ⊞ 1 1/2 Story		(50)	Very Good			(3	3) 🗆	Mas	sonry Bea	ring Walls					
(111) Bi-Level		(60) 🛘	Excellent			(4	() [Wo	od or Stee	el Framed I	Ext. Wal	lls			
(106) □ Other						(5	<u>)</u>	Met	al Frame	and Walls					
Townhouse or Duplex S	Style:	Residenti	al Quality: 30			(6) <u></u>	Pole	Frame						
(301) ☐ One Story		(10)	Low			Co	st Ra	nk:	15307		Conditio	on:			
(302) Two Story		(20) 🗆	Fair			(10	0) 🗆	Low	7	([10]	Wom	Out		
(307) 🛘 1 1/2 Story		(30) ₩	Average			(20	0) 🛘	Ave	rage	(20) 🗆	Badly	Worn		
(308) Split Level		(40) 🗆	Good	,, <u> </u>	٠	(30	0) 🗆	Abc	ve Avera	ge (30) 🗆	Avera	ge		
(309) 2 1/2 Story		(50) 🛘	Very Good			(40	0) 🗆	Higl	h	(40) 🗆	Good			
(304) ☐ One Story Du		(60) 🗆	Excellent			禁犯			4252	<u> </u>	50) 🗆	Very (Good		
(305) Two Story Du	ıplex			en e						(60) 🛘	Excell	ent		
Assessor's Adjust	tment to Sale Pr	rice (+ o	r -):												
Assessor Comments		-													
JTWD; SALE B	ETWEEN PAREN	T & C	HILD												
		-·													
				 -											
Comment		107.							-						
Comments from 000135700					omi	ment	ts:								
000133700						_									
											<u> </u>				
		<u> </u>													
												(Conti	nue on back)		

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM

DEPARTMENT OF REVEN		e is needed, add an attachi					
	The deed will not be rec	orded unless this statemen					
1 County Name	2 County Nur	- Paramaga	3 Date of Sale/Tra		Date of I		2024
	WEBSTER - 91			y // Yr. 2024			Yr. 2024
	Idress, and Telephone (Please P	rint)	The state of the s	e, Address, and Telephone	(Please	Print)	
Grantor's Name (Seller Ronald T. Strob	n) I and Lara J. Strobl		Mark Davis a	Buyer) and Shelby Davis			
Street or Other Mailing			Street or Other Ma 428 N Chest	ailing Address nut St			
City Red Cloud	State NE	Zip Code 68970	City Red Cloud		State NE		Zip Code 68970
Phone Number (402) 984-3518			Phone Number	Is the grantee a			
Email Address n/a			Email Address n/a	I i i i i i i i i i i i i i i i i i i i			
	ation Number. Check one box in	categories A and B. Check C if	property is also a	mobile home.			
(A) Status			Property Type				(C)
✓ Improved	Single Family	Industrial	Mineral Interests	-Nonproducing	State A	ssessed	Mobile Home
Unimproved	Multi-Family	Agricultural [Mineral Interests	-Producing	Exempt	t	
IOLL	Commercial	Recreational					
8 Type of Deed Bill of Sale	Conservator Corrective	Distribution Lar	nd Contract/Memo ase	Personal Rep.	neriff ust/Truste		ther
Cemetery	Death Certificate – Transfer on	Death Executor Mir	neral	Quit Claim W	arranty		
	t of IRS like- R.C. § 1031 r or seller? Seller No Court De sferred in full? (If No, explain the	Easement Gift cree Sxchange Granto	Life Esta	ite Sale	Contract	Truste	fer on Death ee to Beneficiary (Explain) state the intended use.)
A D SHEETING MICHARING MICHAEL PROPERTY	No			✓ Yes			
13 Was the transfer bet		or Nephew Family Corp., F	artnership, or LLC	the appropriate box.) Self Spouse	[Other_	
	Brothers and Sisters Ex-spouse	Grandparents a Parents and Ch		Step-parent and St	en-child		
14 What is the current r	market value of the real property?			age assumed? (If Yes, state		ount and inte	rest rate.)
\$104.700	STANDARD STANDARD FOR PERSON AND ADDRESS A		Yes	✓ No \$			%
16 Does this conveyand	ce divide a current parcel of land?			rough a real estate agent of title company contact.)	or a title c	ompany? (If	Yes, include the name
18 Address of Property	no come		19 Name and Add	ress of Person to Whom the	e Tax Sta	tement Shou	uld be Sent
428 N Chestnu			Grantees				
Red Cloud, NE							
18a No address as						Quanti ji a saadadaa saa	
The South Fi	utach additional pages, if needed. ifteen feet of Lot Six Addition to the City	teen (16) and all of			ightee	∍n (18),	Block One
21 If agricultural, list total	al number of acres transferred in t	his transaction					
22 Total purchase pr	rice, including any liabilities as	ssumed		*******	22	\$	0.00
	perty included in the purchase?				9	\$	
☐ Yes ☑ N	o (If Yes, enter dollar amount a	ind attach itemized list.) (see i	nstructions)		23	5	
	se price paid for real estate (lii	,	100		24		0 00
	exempt from the documentary						
correct, a	nder penalties of law, I declare to and that I am duly authorized to si by Davis		nt and that it is, to the	he best of my knowledge a	and belief	i, true, comp	lete, and
Sign Print or	Type Name of Grantee or Authoriz	ed Representative		0. 1			Phone Number
sign	ulby Dams		-	Grantee			5/ /2024
here Signatur	re of Grantee or Authorized Repre	sentative	Title)	Date
		Register of Deed's Use Or					For Dept. Use Only
26 Date Deed Recorded	A 311 F.	amp or Exempt Number	28 Recording Data	D. 821		ä	
Mo. Day	Vr. 24 \$ Exe	not#5a	DKal	124, tq 831			
Nebraska Department of Rev	venue			.)	Authorized	by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3 _{SS} .	BOOK 2024 PAGE 83
Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of May A.D., 20 Ay at 10:33 o'clock A.M. Recorded in Book 2021 on Page 831 County Clerk 10.5 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
JOINT TENANCY WAI	RRANTY DEED
Ronald T. Strobl and Lara J. Strobl, husband and wif	e, Grantors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration re-	eceived from Grantees, Mark Davis and
Shelby Davis, husband and wife, convey to Grantees	, as joint tenants and not as tenants in
common, the following described real estate (as defin	ned in Neb. Rev. Stat. 76-201):
The South Fifteen feet of Lot Sixteen (16) and all of Block One (1), LeDuc's Addition to the City of Red	
Grantors covenant, jointly and severally, if more than	one, with Grantees that Grantors:
(1) are lawfully seised of such real estate an	d 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 e	state against the lawful claims of all persons
Executed May 10, 2024. Royald J. Strobl Larz	al Strobl

)) ss.) STATE OF NEBRASKA COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on May \mathcal{O}_{ϵ} 2024 by Ronald T. Strobl and Lara J. Strobl, husband and wife.

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

My commission expires:

Residential & Commercial Sales Worksheet

Cnty No. Book Page				Sale	Date		School District Code										
91	20	24	806	4	/14	/2024	Base:	91-	0002		Affil	iated:		Ţ			
Location	\mathbf{D}	Sale	Number	Useal	oility	& Code#						Parcel I	Number	arija Senga			
0001406	500		69	4		05	GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Aı	ea	Blk	Parcel
	D:	ate of Sa	ale Assessed	Value			4371				00	0	10025			007	0000
Land	Strain Strain	Imp	rovements	48 37 AS 33 34 34	. To	tal	-51.6		Date	of S	ale I	Property	Classif	catio	on C	ode	
1.	,640		25,155	5		26,795	Status	7	Propert	у Туј	ж	Zoning	Locati	ON 3	City	Size	Parcel Size
Assessor Lo	cation:	RED (CLOUD (F	C)			A) 1	В	3) (1	1	C) 1	D) 1		E)	6	F) 2
				4307) 431,433		Residential				0 85. - 10		Terret I	Comm	rcia			
	Mul	tiple Imp	rovements:	Multiple.	Improv	ements. :			Mult	iple.	Improv	vements.:					
		Constr	uction Date:	Construct	ion Dat	e: 19	15		Cons	truct	ion Da	te:					
Services			Floor:	Floor Sq.	Ft.:	8	85		Floor	Sq.	Ft.:						
		Buildin	g Cost New:	Cost:		83,5	60		Cost	:							
Single Family	Style:	104		Residen	tial Co	ndition: 2	0 🚶 🌅	/45-15 34-14-1	Con	ımeı	rcial (Occupan	cy Code:			1417	
(100) 🗆 Mo	bile Hon	ne		(10) 🗆	Wo	om Out			Prim	ary:		O	ther1:		C	Other2:	
(101) 🗆 One	e Story			(20) 🗷	Ba	dly Worn			Con	ımeı	rcial (Construc	tion Clas				
(102) 🗆 Two	o Story			(30) 🛘	Av	erage			(1)		Fire	proof Str	uctural St	eel Fr	ame		
(103) 🗆 Spli	it Level			(40)	Go	od			(2)		Rein	nforced C	Concrete F	rame			
(104) 🖼 11/	/2 Story			(50)	Ve:	ry Good			(3)		Mas	sonry Bea	ring Wall	3			
(111) 🗆 Bi-I	Level			(60) 🛘	Exe	cellent			(4)		Wo	od or Ste	el Framed	Ext.	Wall	s	
(106) 🗆 Oth	ier								(5)		Met	al Frame	and Walls	;			
Townhouse or	r Duplex	Style:		Residen	tial Q	uality: 30			(6)		Pole	Frame					
(301) 🗆 One	e Story			(10)	Lo	W			Cost	Ra	ak:			Con	ditio	n:	grafikasi Sugar makk
(302) 🗆 Two	o Story			(20)	Fai	r			(10)		Lov	7		(10)		Wom	Out
(307) 🗆 1 1/	2 Story			(30) ₺	Av	erage			(20)		Ave	rage		(20)		Badly	Wom
(308) □ Spli	it Level			(40)	Go	od			(30)		Abo	ve Avera	ge	(30)		Avera	ge
(309) 🗆 21/				(50)		ry Good			(40)		Hig	h	N. 600 68 1 3 3	(40)		Good	
(304) 🗆 One				(60)	Exe	cellent	to orași de la la Al-Al-Al-Al-Al-Al-Al-Al-Al-Al-Al-Al-Al-A	V250 V4.	345					(50)		Very (Good
(305) [] Two	o Story I	Ouplex												(60)		Excell	ent
Assessor's						:											
Assessor Co	mment	s and R	eason for A	djustme	nt:												
WD; TR	ANSFE	R TO	LLC														
																	
								~									
Comments f								Com	ments	:							
0001406	000																
																	
																(Conti	inue on back)



Real Estate Transfer Statement

FORM 521

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

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. 2 County Number 1 County Name 2024 Dav Day _ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber Grantee's Name (Buyer)
Van Beber Properties II, LLC, a NE limited liability company Street or Other Mailing Address 707 W 7th Avenue Street or Other Mailing Address 707 W 7th Avenue Zip Code 68970 State City Red Cloud 68970 Red Cloud Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ₩ No Yes Phone Number (254) 718-9674 Phone Number (254) 718-9674 Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Mobile Home ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt Agricultural Unimproved Multi-Family IOLL Recreational Commercial Partition Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Conservator Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was transfer part of IRS like-10 Type of Transfer Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate Sale Trustee to Beneficiary Gift Auction Fasement Seller V No Satisfaction of Contract Other (Explain) to family LLC Buyer Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ☐ No ✓ Yes □No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Other_ Family Corp., Partnership, or LLC ✓ Yes 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? \$25,665 ✓ 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 ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 728 N Cherry St Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Half (S1/2) of Lot Eight (8) and all of Lot Nine (9), Block Seven (7), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 22 Total purchase price, including any liabilities assumed 0.0023 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 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. Charles R. Van Beber, Member, Van Beber Properties II, LLC (254) 718-9674 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 4/*14 |*2024 Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number

BOOK 2024 PAGE 806

	The Dog
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of May A.D., 20 dt, at sold o'clock P.M. Recorded in Book 202 do no Page On Page On Page Assessor Carded Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 5-8-24 \$EXEMPT#56 By (1)
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 WARR	ANTY DEED
Charles R. Van Beber and Merna C. Van Beber ONE DOLLAR (\$1.00) and other valuable con Properties II, LLC, a Nebraska limited liability described real estate (as defined in Neb. Rev. St. 1982).	company, convey to Grantee, the following
The South Half (S1/2) of Lot Eight (8) Addition to the City of Red Cloud, We	and all of Lot Nine (9), Block Seven (7), LeDuc's ebster County, Nebraska
Grantors covenant, jointly and severally, with	Grantee that Grantors:
(2) have legal power and lawful author	tate and that it is free from encumbrances; ority to convey the same; e real estate against the lawful claims of all persons.
Executed April 14,2024.	
Charles R. Van Beber	Meina C. Van Beber Merna C. Van Beber
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged be Charles R. Van Beber and Merna C. Van Beber	pefore me on $4 pri (14)$, 2024 by er, husband and wife.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sal	e Date				Sch	ool Dis	trict Code	2				
91	20:	24	776	5/7	/2024	Base:	65-00	11	Affilia	ited:		Uni	fied:			
Location I	D	Sale	Number	Useability	& Code#				J	arcel]	Number					
0011113	00		68	4	05	GeoCde	Twn	Rng	Агеа	Area Blk Parcel						
Date of Sale Assessed Value						4375	2	9	24	0	00000	1	000	2	921	
Land Improvements Total						Date of Sale Property Classification Code										
974,	660		67,010	1,	041,670	Status	Pro	perty Ty	ре	Zoning	Location	ı Cı	ty Size	Par	cel Size	
		Irrigat	ion Type:			A) 1	B)	05	C) 5	D) 3	E)	0	F)	10	
LCG	174		ACRES:	VAI	LUE:		LCG		e gara	ACI	RES:		VAL	UE:		
IRRIGATEI						GF	RASSLA		G1		2.050			80,	675	
	1A		45.600	:	262,885				1G	13	36.870			57,	150	
	2A1		31.860	:	183,675			20	G1		55.160			79,	065	
	2A		1.280		7,100				2G							
	3A1							3	G1							
	3A							:	3G							
	4A1		16.350		86,490			4	G1							
	4A		1.480		7,825			-	4G	1	10.760			12,	020	
DRYLAND	1D1					;	Shelterb	elt/Timl	ber							
	1D		23.800		65,455			Accreti	ion							
	2D1		22.030		60,585			Wa	ste							
	2D		10.510		28,905			Otl								
	3DI					AGI	AND '	100	-	30	9.200	artiste di Se	<u>S</u>	35,	820	
	3D							Roa			5.930	1887.5°				
	4D1		1 450		2 000			Farm Si			1.000				840	
	4D		1.450		3,990			ome Si			1.000			25,	000	
	11:	3555027			39,560	1	ŀ	Recreati	-							
	vellings iildings				27,450	Na	n-AG	Otl			7.930			30	840	
Cutor		A STATE OF	933 V V V V V V V V V V V V V V V V V V		21,730	110	u-AV	IVIA	ч		1.330	<u> </u>		, ٥٠	010	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; ADDING SPOUSE	
Comments from	Comments:
001111300	
	(Continue on bac

Real Estate Transfer Statement

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.

The deed will no	t be recorded unless this statemer	nt is signed and items 1-25 are accurately	completed.
	ounty Number	3 Date of Sale/Transfer 4 D	Date of Deed
WEBSTER -	91	Mo. 05 Day 07 Yr. 2024	Mo. 05 Day 07 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Gerald R. Langer and Debra Lan	aer	Grantee's Name (Buyer) Gerald R. Langer and Debra Lan	naer
Street or Other Mailing Address 920 Road 2400		Street or Other Mailing Address 920 Road 2400	
City	State Zip Code	City	State Zip Code NE 68942
Guide Rock Phene Number	NE 68942	Guide Rock	
ALA			01(c)(3) organization? Yes VN tee a 509(a) foundation? Yes VN
Email Address NA		Email Address NA	
7 Property Classification Number, Check or	e box in categories A and B. Check C i		
(A) Status	(B) Property Type	(C)
✓ Improved Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved Multi-Family	Agricultural	Mineral Interests-Producing	Exempt
IOLL	Recreational		
8 Type of Deed Conservator Bill of Sale Corrective		and Contract/Memo Partition She	
Cemetery Death Certificate – Tra	Invest to the second		st/Trustee ranty
9 Was transfer part of IRS like- 10 Tvr		closure Irrevocable Trust Revocable Trust	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary
Buyer Seller V No		tor Trust Partition Satisfaction of C	
11 Was ownership transferred in full? (If No, exp	lain the division.)		same use? (If No, state the intended use
		Yes No	
13 Was the transfer between relatives, or if to a V Yes No Aunt or Uncle		atives? (If Yes, check the appropriate box.) Partnership, or LLC Self	□ o****
Brothers and	` = '	and Grandchild Spouse	Other
Ex-spouse	Parents and C		o-child
14 What is the current market value of the real p		15 Was the mortgage assumed? (If Yes, state t	
\$968,880		Yes No \$, %
16 Does this conveyance divide a current parcel Yes No	of land?	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? (If Yes, include the name Yes No
18 Address of Property		19 Name and Address of Person to Whom the	
920 Road 2400		Same as grantee.	
Guide Rock, NE 68942			
	cant land		
20 Legal Description (Attach additional pages, if		Toyrobin True (0) North Don	
the 6th P.M. Webster Cour	ection i wenty-rout (24)	, Towship Two (2) North, Rar	nge inine (9), west of
the 6th P.M., Webster Cour	ity, nebraska.		
21 If agricultural, list total number of acres transf	erred in this transaction 317.13		
_		-	
22 Total purchase price, including any liab		***************************************	22 5 1,00
23 Was non-real property included in the pur Yes No (If Yes, enter dollar a		instructions)	23 \$
	-	misuucuons)	S
24 Adjusted purchase price paid for real e			24 1,00
25 If this transfer is exempt from the document	nentary stamp tax, list the exemption	number <u>76-902(5)(a)</u> .	
Under penalties of law, I d	declare that I have examined this statement	ent and that it is, to the best of my knowledge an	d belief, true, complete, and
correct, and that I am duly authori Matthew D. Baack	zed to sign this statement.		(402) 834-3300
Print or Type Name of Grantee of	Authorized Representative		Phone Number
sign /		Attorney at Law	5/7-174
here Signature of Grantee of Authorize	nd Representative	Title	Date
	Register of Deed's Use Or	nlv ·	For Dept. Use Only
26 Date Deed Recorded 27 Val	ue of Stamp or Exempt Number	28 Recording Data	Tot Dept Use Only
Mo. 5 Day 8 Yr. 24 \$	Exempt #5a	1 BK2024 to 776	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-	2008 Rev. 6-2019	, , , , , , , , , , , , , , , , , , ,	uthorized by Neb. Rev. Stat. §§ 76-214, 77-1327(

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 05/08/24

\$ Ex05a By AS Bk 2024, Pg 776

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 08 day of May A.D., 2024, at 08:31 o'clock AM. Recorded in Book 2024 on Pages 776-777

Joint Lysedil A

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

Gerald R. Langer and Debra Langer, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Gerald R. Langer and Debra Langer, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, Grantee, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The South Half (S 1/2) of Section Twenty-Four (24), Township Two (2) North, Range Nine (9), West of the 6th P.M., 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 subject to easements, reservations, covenants and restrictions of record;
- 2) has legal power and lawful authority to convey the same; and
- warrants and will defend the title to the real estate against the lawful claims of all persons.

State of Nebraska)
) ss.
County of Adams)
The foregoing instrument was a	acknowledged before me on the That
2024, by Gerald R. Langer and	Debra Langer , husband and wife, <i>Grantor</i> .
	Li Densing
GENERAL NOTARY- State of KILI WENBUR	RG ()
	Kili Wenburg
	Printed Name, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	41) 43)	S	ale Date														
91	20	24	774		4/	22/2024	Base: 9	91-0	0002	002 Affiliated:						Unified:				
Location	ID	Sale	Number	Us	eabil	ity & Code#				Parc	Parcel Number									
0001539	00		67		1 0			Twi	Rng	Se	ct C	rt.	Si	ubdiv	Area	Blk	Parcel			
	. D:	ate of S	ale Assessed	l Valu	1e		4491			0	0	0	10	0065		004	0000			
Land		Imp	rovements			Total		141 E 141 145 A	Date of	Sale	Prop	erty	Cl	lassific	ation	Code				
12	,725					12,725	Status	P	roperty T	уре	Zon	ng		Location	i d	ty Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (I	RC)		·	A) 2	B)	01		C)	1	L	0) 1	E)	6	F) 5			
	1 1 1 April 1				011	Residential		(1,0 × 5,14) X (1, +35)					C	ommer	cial					
and a second	Mul	tiple Im	provements:	Multip	ole. Imp	provements.:			Multiple	Multiple, Improvements. :										
		Constr	uction Date:	Const	ruction	Date:			Construc	tion I	Date:									
			Floor:	Floor	Sq. Ft.	•			Floor So	. Ft. :										
(2)		Buildir	g Cost New:	Cost:					Cost:											
Single Family	Style:			Resid	dentia	l Condition:		ز الرن	Comm	ercia	l Occu	oano	cy C	lode:		50 S				
(100) □ Mo	bile Hon	ne		(10)		Worn Out			Primary	r;		Oť	her]	1:		Other2:				
(101) 🗆 One	e Story			(20)		Badly Worn			Commercial Construction Class:											
(102) 🗆 Two	o Story			(30) ☐ Average						(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl	it Level			(40) □ Good						(2) Reinforced Concrete Frame										
(104) 🗆 1 1/	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	er								(5) Metal Frame and Walls											
Townhouse of	r Duplex	Style:		Resid	dentia	l Quality:	(6) 🗆 Pole Frame													
(301) 🗆 One	e Story			(10) □ Low					Cost Rank: Condition:											
(302) 🗆 Two	o Story			(20) □ Fair					(10)											
(307) 🛘 11/	2 Story			(30) □ Average					(20) Average (20) Badly Wom							Worn				
(308) □ Spli				(40)		Good			(30) Above Average (30) Average							ge				
(309) 🗆 21/				(50) U Very Good					(40) ☐ High (40) ☐ Good											
(304) 🗆 One				(60) □ Excellent				specific actuals	(50) □ Very Good											
(305) □ Two	o Story I	Ouplex													(60) E	l Excell	ent			
Assessor's					<u> </u>															
Assessor Co	mment	s and R	leason for A	djust	ment	:														
QCD														-						
				-																
Comments 1	from			<u>, .</u>		1 -0 -00-00		Gm-	nents:											
000153							•	COMI	nchts.											
	_ 																			
																(Cont	inue on back)			

39130 NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

67

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 re-	corded unless this statemen	t is signed and items 1-25 are accurately of	completed.								
1 County Name	2 County Nu		3 Date of Sale/Transfer 4 Date of Deed									
	WEBSTER - 91		Mo. 4 Day 22 Yr. 2024 Mo. 4 Day 22 Yr. 2024									
5 Grantor's Name, A Grantor's Name (Selle	ddress, and Telephone (Please	Print)	6 Grantee's Name, Address, and Telephone (PI Grantee's Name (Buyer)	ease Print)								
Kallie A. Patter	son		Lisa D. Russell and James A. Owens									
Street or Other Mailing 6328 Road P			Street or Other Mailing Address 129 South Vine									
^{City} Hebron	State NE	Zip Code 68370	Red Cloud	tate Ve 68970								
Phone Number (402) 466-0366			Phone Number Is the grantee a 501 If Yes, is the grantee	(c)(3) organization? Yes No								
Email Address			Email Address									
7 Property Classific	ation Number Check one hox is	categories A and B. Check C in	property is also a mobile home.									
(A) Status			Property Type	(C)								
✓ Improved	Single Family	Industrial		ate Assessed Mobile Home								
Unimproved	Multi-Family	Agricultural		rempt								
OLL	Commercial	Recreational										
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition Sherif	f Other								
Bill of Sale	Corrective			Trustee								
Cemetery	Death Certificate – Transfer or		neral									
9 Was transfer pa kind exchange (rt of IRS like- .R.C. § 1031		osure Irrevocable Trust Revocable Trust	Transfer on Death								
Exchange) by buy	er or seller?	Easement Gift	Life Estate Sale	Trustee to Beneficiary								
	Seller No Court Donsferred in full? (If No, explain the		or Trust Partition Satisfaction of Co	ntract Other (Explain)ame use? (If No, state the intended use.)								
Yes	No		Yes No									
13 Was the transfer be	tween relatives, or if to a trustee,	are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)									
Yes 🗸	No Aunt or Uncle to Niece	e or Nephew Family Corp.,	artnership, or LLC Self	Other								
	Brothers and Sisters	Grandparents	and Grandchild Spouse									
	Ex-spouse	Parents and C	Step-parent and Step-o	child								
	market value of the real property	?	15 Was the mortgage assumed? (If Yes, state the	e amount and interest rate.)								
\$10,700												
	ce divide a current parcel of land	?	17 Was transfer through a real estate agent or a of the agent or title company contact.)	title company? (If Yes, include the name								
18 Address of Property			19 Name and Address of Person to Whom the Ta	x Statement Should be Sent								
141 South V	ine St Red Cloud,	Nebraska										
40- DN			Grantee									
18a No address a	·											
	Attach additional pages, if needed	*	20 21 22 22 24 25 26 27 20	20.20 in Plant 4								
),20,21,22,23,24,25,26,27,28,2	29,30, III BIOCK 4,								
Railload Ad	adition to Red Cloud	d, Webster County,	чергаѕка.									
21 If agricultural, list to	tal number of acres transferred in	this transaction										
00 T-1-1	ados taot pas son spat 990	2 2 2 2 4 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2		\$								
	perty including any liabilities a perty included in the purchase?	ssumed		10,700.00								
		and attach itemized list.) (see	nstructions)	23								
				\$ 40.700.00								
24 Adjusted purcha	se price paid for real estate (I	ine 22 minus line 23)	ا اسلم	24 10,700,00								
25 If this transfer is	exempt from the documentar	y stamp tax, list the exemption	number									
	nder penalties of law, I declare and that I am duly authorized to s		nt and that it is, to the best of my knowledge and	belief, true, complete, and								
Correct,	and that I am duly authorized to s	ign this statement.										
Print or	Type Name of Grantee or Author	zed Representative		Phone Number								
sign 🔊	Jan 13	and the production of the Contract of the Cont		4/22/24								
here Signat	ure of Grantee or Authorized Repr	esentative	Title	Date								
	V	Register of Deed's Use O	nly	For Dept. Use Only								
26 Date Deed Records	ed 27 Value of S	amp or Exempt Number	28 Recording Data	, and a special street, and a special street								
Mo. 5_ Day _	7 yr 24 \$ 24.	15	1 BK2024 P/ 774									

State of Nebraska	·ss.
Curinty of Menzicia	Entered on the
numerical index and	filed for record in the
Clerk's office of said	20 AU, at 10:50
of May A.D.	corded in Book 3024
	i.n
on Page	County Clerk Deputy
10.000	
Ind CompA	sessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5 7 24
\$ 24.15 By (1)

Return to: Lisa D. Russell 129 South Vine Red Cloud, Nebraska 58970

QUITCLAIM DEED

Kallie A. Patterson, a single person, as GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to GRANTEE,

Lisa D. Russell, a single person and James A. Owens, a single person,

all of GRANTOR'S interest in the following described real estate in Webster County, Nebraska:

Lots One(1) through Thirty(30), both inclusive, in Block Four(4), Railroad Addition to Red Cloud, Webster County, Nebraska, including the current dwelling,

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

Executed: April 27, 2024.

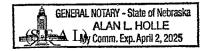
Kallie A. Patterson

STATE OF NEBRASKA)

SS.

COUNTY OF THAYER)

The foregoing instrument was acknowledged before me this 22 h day of April, 2024, by Kallie A. Pattersson, a single person. as GRANTOR.



Notary Public

Agricultural Land Sales Worksheet

Cnty No. Bo	ook	Page	Sale	Date	School District Code										rente de la companya				
91 20	24	766	5/6/	/2024	Base:	91-00	02	Af	filiat	ed:			Unified:						
Location ID	Sale	Number	Useability	& Code#					Pa	ircel N	lumbe	er							
001412900		66	4	05	GeoCde	Twn	Rng	s	ect	Qrt	Subo	liv	Area Blk Parcel						
D	ate of S	ale Assessed N	Value ;	dayeda X	4489	1	10	3	30	0	000	00	1 000 0000						
Land	Imp	rovements	To	otal	e de la compa	D	ate of	Sal	le Pr	operty	Clas	sifica	ation Code						
486,820	3		4	186,820	Status	Pro	perty T	ype:	Z	oning	Loc	ation	City Size Parcel						
	Irrigati	ion Type:			A) 2	B)	05	e recognitive de	(C)	5	D)	3	E) 0 F) 1						
LCG	·	ACRES:	VAI	UE:		LCG		X (IV)		ACR	FS:		14	VAL	Ú E:				
IRRIGATED 1A				* 3 ** (*** *** **************************	GF	RASSLA			research and Shirt		0.24		279,375						
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2.4	7					2G													
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3 <i>A</i>	1				_		•	3G											
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4.4	7							4G											
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	4.55					F	Recreati					\dashv							
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
JTWD; ADDING SPOUSE		
Comments from	Comments:	
001412900		
		(Continue on back)



Good Life. Great Service.

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



FORM

	405
	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 05 Day 06 Yr. 2025 Mo. 05 Day 06 Yr. 2024
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Curtis E. Brumbaugh and Mary J. Brumbaugh	Grantee's Name (Buyer) Curtis E. Brumbaugh and Mary J. Brumbaugh
Street or Other Mailing Address	Street or Other Mailing Address
1605 River Road	1605 River Road
Red Cloud NE State Zip Code NE 68970	Red Cloud NE Zip Code 68970
Phone Number (402) 746-2621	Phone Number 1s the grantee a 501(c)(3) organization? Yes V No (402) 746-2621 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address	Email Address
N/a Property Classification Number, Check one box in categories A and B. Check C if	n/a
) Property Type (C)
(A) States (D) Improved	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural [NOLL Commercial Recreational	Mineral Interests-Producing
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Leasement ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	
9 Was transfer part of IRS like-kind exchange (LR.C. § 1031	
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust ☐ Partition ☐ Satisfaction of Contract ✓ Other (Explain) Joint Tenancy
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use,) ✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents	and Grandchild 🗸 Spouse
Ex-spouse Parents and C	hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$106,615	% Ves ✓ No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes Mo	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rural Webster Co.	Curtis E. and Mary J. Brumbaugh
18a ✓ No address assigned 18b	1605 River Road Red Cloud, NE 68970
20 Legal Description (Attach additional pages, if needed.)	
	•
See Attached	
21 If agricultural, list total number of acres transferred in this transaction	
	•
22 Total purchase price, including any liabilities assumed	22 \$ 0,00
23 Was non-real property included in the purchase?	\$
_ · ·	\$
23 Was non-real property included in the purchase?	instructions) \$ 1
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	instructions) 23 \$ 0 00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption	instructions) 23 \$ 0 00
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23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print of type Natural and Authorized Representative	instructions) 23 \$ 0 00 insumber 5 (a)
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20 Legal Description

All of the undivided one-fourth (1/4) interest of Curtis E. Brumbaugh in and to:

The North Half (N1/2) of Section Thirty (30), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT A tract of land located in the Northeast Quarter (NE1/4) of Section 30, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of Northeast Quarter (NE1/4) and Place of Beginning thence S00°22'40"W (assumed bearing) along the east line said Northeast Quarter (NE1/4) a distance of 1473.62 feet; thence S89°37'43"W a distance of 202.86 feet; thence N49°45'13"W a distance of 323.67 feet' thence N04°44'46"W a distance of 1264.68 feet to the north line said Northeast Quarter (NE1/4); thence N89°25'43"E along said north line a distance of 544.86 feet to the Place of Beginning containing 15.97 acres of which 1.50 acres contained in the north and east 33.00 feet is presently being used as a public road.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/06/24

\$ Ex05a By AS Bk 2024, Pg 766

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 06 day of May A.D., 2024, at 02:35 o'clock PM. Recorded in Book 2024 on Pages 766-767

gisleguede

County Clerk

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

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

JOINT TENANCY WARRANTY DEED

Curtis E. Brumbaugh and Mary J. Brumbaugh, husband and wife, GRANTORS (iointly and severally), in consideration of One Dollar (\$1.00) and other good and valuable consideration, do hereby grant and convey to Curtis E. Brumbaugh and Mary J. Brumbaugh, GRANTEE, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A"

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

Executed: May 6, 2024.

Curtis E. Brumbaugh

Mary J. Brumbaugh

Mary J. Brumbaugh

STATE OF NEBRASKA

) ss:

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on May 6, 2024 by Curtis E.

Brumbaugh and Mary J. Brumbaugh, husband and wife.

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

EXHIBIT "A"

All of the undivided one-fourth (1/4) interest of Curtis E. Brumbaugh in and to:

The North Half (N1/2) of Section Thirty (30), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT A tract of land located in the Northeast Quarter (NE1/4) of Section 30, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of Northeast Quarter (NE1/4) and Place of Beginning thence S00°22'40"W (assumed bearing) along the east line said Northeast Quarter (NE1/4) a distance of 1473.62 feet; thence S89°37'43"W a distance of 202.86 feet; thence N49°45'13"W a distance of 323.67 feet' thence N04°44'46"W a distance of 1264.68 feet to the north line said Northeast Quarter (NE1/4); thence N89°25'43"E along said north line a distance of 544.86 feet to the Place of Beginning containing 15.97 acres of which 1.50 acres contained in the north and east 33.00 feet is presently being used as a public road.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			ale Date	The Control				Scl								
91	20	24	758		3/	29/2024	Base:	91-	0002		Affili	iated:	Unified:						
Location	\mathbf{D}_{i}	Sale	Number	Us	eabil	ity & Code#					1	Parcel N	lumber	Mindage of the approximation of the control of the					
0023151	00		65		1		GeoCde	Tv	vn R	ng .	Sect	Qrt	Subdiv	Агеа	Bl	k	Parcel		
	Da	ate of Sa	ale Assessed	Valu	e		4369	2	2 1	.2	35	3	00000		0.0	0	0000		
Land		Imp	rovements			Total			Date	of S	ale I	roperty	Classific	ation	Code	2000 2000 2000 2000			
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	7 7					Residential	to de la companya de		4 25			Attention of	Comme	cial					
	Mul	tiple Imp	provements:	Multip	le. Im	provements.:			Mult	Multiple. Improvements. :									
	LTVIN I	Constr	uction Date:	Constr	uction	Date:			Cons	struct	ion Da		1960						
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		Buildin	g Cost New:	Cost:					Cost			1,559							
Single Family	Style:			Resid	lentia	l Condition:			Con	amei	rcial (Occupan	cy Code:	V					
(100) □ Mo	bile Hon	ne		(10) □ Wom Out						The set of	31		her1:	Sel don ext of	Othe	r2:			
(101) 🗆 One	e Story			(20) □ Badly Worn					Con	Commercial Construction Class: 3									
(102) 🗆 Twe	o Story			(30) □ Average					(1)	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level			(40) □ Good					(2)	(2) ☐ Reinforced Concrete Frame									
(104) 🛘 11/				(50) Uery Good					(3)										
(111) □ Bi-l				(60)		Excellent	Lutayo Leekina - m	Nåsa or -	(4)					d Ext. Walls					
(106) □ Oth	Company States	Bir Walle out to the sta	1886 helegar Flancase School						(5)				and Walls						
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(302) □ Two				(20)		Fair			(10)		Low			· <i>'</i>	□ W				
(307) 🗆 1 1/				(30)		Average			(20)		Ave			<u> </u>	₩ Ba	-			
(308) □ Spl				(40) Good											0) Average				
(309) 🗆 21/		1		(50)		Very Good	(40) <u>U</u>	Hıg	h	Section Visited	` _	□ Go				
(304) ☐ One				(60)		Excellent								·	□ Ve	•			
(305) □ Two	.a			Sec. of sec.				783	400		Political Land			(60)	□ Ex	celle	nt		
Assessor's					<u> </u>											,			
Assessor Co	mment	s and R	leason for A	djust	ment	•													
WD																			
Comments 1	from					<u></u>	i	Con	ıments	<u> </u>									
002315								-J11	-ALLVII	•									
															(0	Contin	we on back)		

NEBRASKA Good Life. Great Service.

105

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 statement	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 29 Yr. 2024 4 Date of Deed Mo. 05 Day 01 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Spring Creek Home, LLC	Grantee's Name (Buyer) River View Homes, L.L.C.
Street or Other Mailing Address 750 Road 500	Street or Other Mailing Address 602 Michigan Ave
City State Zip Code NE 68952	City State Zip Code 68952
(402) 746-3111	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume 100 No. 1 N
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
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	osure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Grant	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.) Very No 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.)
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	nild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	☐ Yes
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 602 Michigan Ave Inavale, NE 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
(See description attached)	
21 If agricultural, list total number of acres transferred in this transaction	•
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	S S
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number n/a
Under penalties of law. I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. DAVID B. GARWOOD	(402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Phone Number
The transfer of	Attorney May 1, 2024 Title Date
	for Pont Use Cole
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	15 For Dept. Use Only 28 Recording Data
Mo. 5 Day 3 Yr. 24 \$ 450 00	BK 2024 DO 758
11. Jay 11. Jay 100.00	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

County Surveyor's Lot No. Thirteen (13) and Fourteen (14), in the Northwest Quarter of the Southwest Quarter (NW¼SW½) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

County Survyor's Lot Fifteen B (15B) in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 127 feet of the East 156 feet thereof and EXCEPT a Tract described as commencing at the Northeast corner of said County Surveyor's Lot 15B; thence S89°52'04"W in the North line of said Lot 15B for 122.4 feet more or less to the power line running North and South; thence S00°15'19"W a distance of 116.56 feet; thence N89°52'04"E a distance of 122.4 feet to the East line of said Lot 15B; thence North in said East line to the Point of Beginning.

State of Nebraska ss County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of May A.D., 20 24, at 10:25 o'clock A.M. Recorded in Book 224 on Page 158

Altroy Harig County Clerk
10.00 V.D Deputy ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-3-24
\$ 450.00 By K2

WARRANTY DEED

Spring Creek Home, LLC, a Nebraska limited liability company, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration received from GRANTEE, River View Homes, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County Surveyor's Lot No. Thirteen (13) and Fourteen (14), in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; AND

County Survyor's Lot Fifteen B (15B) in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Thirty-five (35), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 127 feet of the East 156 feet thereof and EXCEPT a Tract described as commencing at the Northeast corner of said County Surveyor's Lot 15B; thence S89°52'04"W in the North line of said Lot 15B for 122.4 feet more or less to the power line running North and South; thence S00°15'19"W a distance of 116.56 feet; thence N89°52'04"E a distance of 122.4 feet to the East line of said Lot 15B; thence North in said East line to the Point of Beginning.

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 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.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 36, 2024, by Michaelle E. Strickland and Joe J. Strickland, sole Members of Spring Creek Home, LLC, a Nebraska limited liability company, on behalf of the company.

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

Garwood & McCracken, Lawyers

Comm. expires 13-3-36

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date						School District Code										
91	20	24	746	4/3	Base: 9	1-00	02	Affi	iated:		Unified:					
Location ID Sale Number Useability & Code #						Parcel Number										
00201250	0		64	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value .		4245	3	11	25	0	00000	1	000	9740		
Land		Imp	rovements	13.5	Total		D	ate of	Sale	Property	y Classific	ation (Code			
408,	350		185,380		593,730	Status	Pro	perty Ty	ре	Zoning	Location	Ci	y Size	Parcel Siz		
		Irrigat	ion Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 10		
LCG		100	ACRES:	\mathbf{v}_{ℓ}	ALUE:		LĊĠ			ACF	ŒŚ:		VAL	UE:		
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	2A1							2	Gl	5	55.690			80,750		
	2A								2G							
	3A1							3	G1							
	3A								3G							
	4A1							4	G1							
	4A		4.000		21,160				4G	····						
DRYLAND	1D1					\$	Shelterb	elt/Timl	ber							
	1D							Accreti								
	2D1							Wa	-		3.830			1,915		
	2D 3D1					ACT	AND	Otl		22	34.930		3	69,510		
	3D				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	AGL	AND	Roa	-	43	0.990			69,510		
	4D1										1.000		20.00. 00.000.00	13,840		
	4D1 4D					Farm Sites Home Sites					1.000			25,000		
								Recreati								
D₩	ellings				163,035			Otl								
Outbu		1 200			22,345	No	n-AG				2.990			38,840		
	A 1.	1	C. J. D					T1 _ 4 _ 1			X 7. 1 .					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; SALE BETWEEN PARENT & CHILD		

Comments from	Comments:	
002012500		
	(Con	tinue on back)

69740

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.

F) F	31	/
5	2	1	

Constant's Name, Address, and Tolephone (Please Print) Constant's Name, Address, and Tolephone (Please Print) Constant's Name, Address, and Tolephone (Please Print) Constant's Name (Super Charles) Con	The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.							
Screen's Name, Address, and Telephone (Please Print) Guriares Name, Address, and Telephone (Please Print)			20 2024						
Contract Name (Solver) Convert Name (Solver) Con	WEBSTER - 91 ▼								
Book 5P Sept Comparison Stude Sept									
Street or Other Mailing Address Property Other Mailing Address Street Other Mailing Add	Grantor's Name (Seller) Eddie Joe Vayricka and Gloria J. Vayricka	Grantee's Name (Buyer) Max J. Vavricka and Holly A. Wehrman							
Price of the Color Price o	Street or Other Mailing Address	Street or Other Mailing Address							
Fill creth NE 68947 Red Cloud NE 68947 Red Cloud NE 68970 Red Cloud NE Machines New Ne Ne Ne Ne Ne Ne N			Zip Code						
Signal Address Capual Capual Capual Capual Capual Capual Capual Capual Capua			68970						
Property Classification Number. Check one box in categories A and B. Check Cit property Type	Phone Number (308) 470-0128	Response Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) found							
Temporty Classification Number. Check one box in categories A and B. Check of property is also a mobile home.	Email Address n/a								
Industrial Ind		property is also a mobile home.							
Distribution Distribution Distribution Land Contract/Nemo Partition Other Distribution Land Contract/Nemo Partition Other Distribution Land Contract/Nemo Partition Distribution Distribut	(A) Status (B)	Property Type	(C)						
Concentration Commercial Recreational Stype of Deed Contractive Conservator Conservato	Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
8 Type of Deed Conservator Sheartt Coher Sheartt She	Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt							
Bit of Sale Corrective Centetry Death Certificate - Transfer on Death Executor Minoral Quit Claim Wastransfer Distribution Seasment Centetry Death Certificate - Transfer on Death Executor Minoral Quit Claim Wastransfer Distribution Poreclosure Intravocable Trust Transfer on Death Trusted to Beneficiary Seasment Quit Ufe Estate Sale Trusted to Beneficiary Trusted to Beneficiary Buyer or Sellor No. Quot Decree Exchange Grantor Trust Particion Satisfaction of Corriact Other (Explaim) Vives No. Quot not Decree Exchange Grantor Trusted Particion Satisfaction of Corriact Other (Explaim) Vives No. Quot not fore to Nince or Nephew Family Corp., Partnership, or LL Self Other Particion Partnership	OLL Commercial Recreational								
Cemetery Oceth Certificate - Transfer on Death Executor Mineral Outl Claim Warranty	8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other						
9 Was transfer part of ITS likes Transfer Transfer	Bill of Sale Corrective Easement Lea								
Subject Seller No. Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explains)		neral Quit Claim Warranty							
Subject Seller No. Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explains)	9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl	osure Irrevocable Trust Revocable Trust Tra	nsfer on Death						
11 Was conversible transferred in full? (if No, explain the division.) 12 Was real eated purchased for same use? (if No, state the intended use.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) 14 What is the current market value of the real property? 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 2450,000 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 Modress of Poperty 18 No address of Poperty 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees 18a	Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Tru	stee to Beneficiary						
Yes No Yes No Yes No Yes No 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			o, state the intended use.)						
Yes									
Brothers and Sisters Grandparents and Grandchild Spouse Exeposes Parents and Child Step-parent and Step-child Step-parent and Step-parent and Step-child Step-parent and Step-parent and Step-child Step-parent and Step-parent and St	AND TO RECOGNIZE AND								
Exspouse									
14 What is the current market value of the real property? \$450,000 See No s % No s s southern stel elastes agent or a title company? (if Yes, include he name of the gent or title company contact.) [In second stell second of the second stell second second stell second second stell second									
\$450,000 Ves No No No No No No No N									
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company) contact.) No was No	STATE OF THE PROPERTY OF THE P								
of the agent or title company contact.) ves Southern Title, LLC No 18 Address of Property Ag Land 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction									
Ag Land Grantees Grantee Grantees Grantee Grantees Authorized by Neb. Rev. Slat. §§ 76-214, 77-1327(2) Nebrasak Department of Revenue		of the agent or title company contact.) Yes Southern	(if Yes, include the name Γitle, LLC No						
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction 240+- 22 Total purchase price, including any liabilities assumed 240+- 23 Was non-real property included in the purchase?			nould be Sent						
20 Legal Description (Attach additional pages, if needed.) The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction 240+- 22 Total purchase price, including any liabilities assumed 22 \$\frac{450,000,00}{23}\$ Was non-real property included in the purchase? \[\begin{array}{c ccccccccccccccccccccccccccccccccccc	Ag Land	Grantees							
20 Legal Description (Attach additional pages, if needed.) The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction 240+- 22 Total purchase price, including any liabilities assumed 22 \$\frac{450,000,00}{23}\$ Was non-real property included in the purchase? \[\begin{array}{c ccccccccccccccccccccccccccccccccccc									
The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction									
Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction									
to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78 21 If agricultural, list total number of acres transferred in this transaction									
21 If agricultural, list total number of acres transferred in this transaction			acts conveyed						
22 Total purchase price, including any liabilities assumed	to the State of Nebraska recorded in Deed Book 25, Page 245	and Book 79, Page 78							
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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. Max J. Vavricka Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Register of Deed's Use Only Popy 30 yr. 24 S Value of Stamp or Exempt Number State Only Register of Deed's Use Only Register of Revenue	21 If agricultural, list total number of acres transferred in this transaction240+-								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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. Max J. Vavricka Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Popy 30 yr. 24 S Value of Stamp or Exempt Number State Only Register of Deed's Use Only Propert Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	22 Total purchase price, including any liabilities assumed	22 \$	450,000,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchase?	\$	100,000.00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i								
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. Max J. Vavricka Print or Type Name of Grantee or Authorized Representative Fhone Number 4/30/2024 Title Register of Deed's Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo Day	24 Adjusted purchase price paid for real estate (line 22 minus line 23)		450,000,00						
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Max J. Vavricka Print or Type Name of Grantee or Authorized Representative Fhone Number 4/30/2024 Title Register of Deed's Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo Day	25 If this transfer is exempt from the documentary stamp tax, list the exemption	number .							
Max J. Vavricka Print or Type Name of Grantee or Authorized Representative Phone Number			mplete, and						
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Fhone Number 4/30/2024 Title Register of Deed's Use Only Register of Deed's Use Only 26 Date Deed Recorded Mo Day		,	(000) 470 0400						
Signature of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Por Dept. Use Only Representative Register of Deed's Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)									
Register of Deed's Use Only Register of Deed's Use Only Authorized Representative Title Date Register of Deed's Use Only 26 Date Deed Recorded Mo Day Day Syr Syr Syr Syr Syr Syr Syr	sign Print or type Name of Grantee or Authorized Representative	Grantee							
Register of Deed's Use Only 26 Date Deed Recorded Mo Day	Circulture of Control of Authorities								
26 Date Deed Recorded Mo. 4 Day 30 Yr. 24 \$ 1012.50 Rebraska Department of Revenue 27 Value of Stamp or Exempt Number B Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	,	shr	For Dont Llee Only						
Mo. 4 Day 30 yr. 24 \$ 1012.50 BK2024 fg 746 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)			ror pept. Use Only						
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Mo. 4 Day 30 yr 24 \$ 1012.50	1911							
			ev. Stat. §§ 76-214, 77-1327(2)						

State of Nebraska ss.	
numerical index and filed f Clerk's office of said count of ADr. 20 a o'clock A.B., 20 a on Page TUC	this 30 day

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

Comp

Ind

WARRANTY DEED

Eddie Joe Vavricka and Gloria J. Vavricka, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Max J. Vavricka and Holly A. Wehrman, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W1/2NW1/4) and the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 25, Page 245 and Book 79, Page 78

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

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

Executed April 30, 2024.

Eddie Joe Vavricka

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER

) 30, 2024.

Illum April 30, 2024.

Gloria J. Vavricka

The foregoing instrument was acknowledged before me on Eddie Joe Vavricka and Gloria J. Vavricka, husband and wife.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Bo		[2] 所以为[1] (2) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	Sale Date				C _C h	ool Die	trict Cod	ρ			New Y	
91 20:	To. Book Page Sale Date 2024 705 4/29/2024					Base: 91-0002 Affiliated: Unified:								
Location ID	lity & Code #	Parcel Number												
001806300	Sale Number 63	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Par	 rcel	
	ate of Sale Assess			4491	1	11	10	1	00000	1	000	000	rus graphs	
Land	Improvement	and the state of the second	Total	3390015350	<u> </u>			<u> </u>	Classific			Sale of		
Standard Charles of Charles of Charles and Charles	142,9!	Har de a contraction in section for	181,795	Status	机械力等等的位置	STANKE TO S		Standard Colors		residences	Andreas and the second			
38,845		50	101,/95	11,250 St. 10,500 House	entire Coliminati	perty Ty	219,000 390.	Zoning	Location	Control Appears on	y Size	Parcel	Ser Appro	
	Irrigation Type:	e in the State of the case Section 2.	akonzeni 1111 in Politika wanto Politika ka 1917 in 1	A) 1	B)	05	C) 5	D) 3	E)	0	F) 1	. 0	
LCG	1		VALUE:	1000				ACR	ES:	toa ja	VAL	UE:		
IRRIGATED 1A1				GI	RASSLA					ļ				
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2A							2G			<u> </u>				
3A1					-		G1							
3A							3G							
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DRYLAND 1D1			· · · · · · · · · · · · · · · · · · ·			Accret								
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4D1					I	7arm Si			1.000	200,000,000	Compression of	13,8	40	
4D									1.000			25,0		
						Recreati								
Dwellings			68,900			Otl	her							
Outbuildings			74,050	No	n-AG				2.000			38,8	40	

Assessor's Adjustment to Sale Price (+ or -):							Total Recapture Value:
Assessor Comme	nts and R	leason for Adj	ustm	ent:		•	
TRUSTEE'S	DEED;	TRANSFER	TO	RECOVABLE	LIVING	TRU	JST
							
Comments from						Comr	ments:
001806300							
***************************************							(Continue on back)

Real Estate Transfer Statement

FORM

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.

521

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	19 2024						
WEBSTER - 91 ▼	Mo. 4 Day 29 Yr. 2024 Mo. 4 Day 19 Yr. 2024							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
Grantor's Name (Seller) Gregory L Simpson, Succ Tr Simpson Family Trust	Gregory L. Simpson, Tr Gregory L Simpson	Rev Liv Tr						
Street or Other Mailing Address 1571 Waterford Drive	Street or Other Mailing Address 1571 Waterford Drive							
City State Zip Code Venice FL 34292	City State Venice FL	Zip Code 34292						
Phone Number (402) 746-4107	Phone Number (402) 746-4108 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	ation? Yes V No						
Email Address	Email Address	idation: 103 F No						
n/a 7 Property Classification Number. Check one box in categories A and B. Check C i	n/a	- Janes						
) 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 La	nd Contract/Memo Partition Sheriff	Other						
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	ase Personal Rep. V Trust/Trustee							
	neral Quit Claim Warranty							
9 Was transfer part of IRS like- kind exchange (IRC § 1031		ansfer on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		ustee to Beneficiary						
	or Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N	her (Explain)						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	Yes No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)							
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	er						
	and Grandchild Spouse							
Ex-spouse Parents and C								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and							
16 Does this conveyance divide a current parcel of land?	Yes V No \$ 17 Was transfer through a real estate agent or a title company?	//If Ves_include the name						
Yes No	of the agent or title company contact.)	No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent						
1062 Road F	Grantee							
Red Cloud, NE 68970								
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)	*							
See Attached								
24 If a grigultural list total purpher of a grant transferred in this transmitter								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed		0.00						
23 Was non-real property included in the purchase?	\$							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0 00						
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number 5 b							
Under penalties of law, I declare that I have examined this statement		mplete, and						
correct, and that I am duly authorized to sign this statement. Don-E. Theobald		(402) 746-2774						
Print or Type Name of Grantee or Authorized Representative		Phone Number						
sign	Attorney	4/29/2024						
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	I of Dept. Ose Offly						
Mo. 4 Day 29 Yr. 24 \$ Exempt #56	BK2024 fg 705							
Nebraska Department of Revenue		l ev. Stat. §§ 76-214, 77-1327(2)						

That part of Government Lot Three (3) and County Surveyor's Lot Twelve (12), all in the Northeast Quarter (NE1/4) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 10; thence N88°55'12"W (assumed bearing) on the North line of said Northeast Quarter, a distance of 2252.81 feet; thence S01°04'48"W, perpendicular to said North line, a distance of 682.57 feet to the South Right-of-Way line of the BNSF Railway as recorded in Book D, Page 142-158, also being the point of beginning; thence continuing S01°04'48"W, a distance of 175.20 feet; thence S82°28'56"E, a distance of 74.56 feet; thence S89°33'46"E, a distance of 384.97 feet; thence N06°45'48"E, a distance of 104.70 feet; thence N38°29'43"E, a distance of 108.46 feet to the South Right-of-Way line of the BNSF Railway, also being the beginning of a curve concave to the North, having a radius of 5779.58 feet; thence westerly on said curve, the chord of which bears S89°53'34"W, an arc distance of 535.61 feet to the point of beginning, containing 2.0 acres, more or less.

State of Nebraska 3ss. County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day April A.D., 2024. at 3. NEBRASKA DOCUMENTARY o'clock P.M. Recorded in Book abay 705 County Clerk 1 Deputy 10.00 ind Comp Assessor _Carded_ Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 TRUSTEE'S DEED Gregory L. Simpson, Successor Trustee of the Simpson Family Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Gregory L. Simpson, Trustee of the Gregory L. Simpson Revocable Living Trust, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201): That part of Government Lot Three (3) and County Surveyor's Lot Twelve (12), all in the Northeast Quarter (NE1/4) of Section Ten (10), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 10; thence N88°55'12"W (assumed bearing) on the North line of said Northeast Quarter, a distance of 2252.81 feet; thence S01°04'48"W, perpendicular to said North line, a distance of 682.57 feet to the South Right-of-Way line of the BNSF Railway as recorded in Book D, Page 142-158, also being the point of beginning; thence continuing S01°04'48"W, a distance of 175.20 feet; thence S82°28'56"E, a distance of 74.56 feet; thence S89°33'46"E, a distance of 384.97 feet; thence N06°45'48"E, a distance of 104.70 feet; thence N38°29'43"E, a distance of 108.46 feet to the South Right-of-Way line of the BNSF Railway, also being the beginning of a curve concave to the North, having a radius of 5779.58 feet; thence westerly on said curve, the chord of which bears \$89°53'34"W, an arc distance of 535.61 feet to the point of beginning, containing 2.0 acres, Subject to easements and restrictions of record GRANTOR covenants with GRANTEE that GRANTOR: (1)(2)

is lawfully seised of such real estate and that it is free from encumbrances:

has legal power and lawful authority to convey the same;

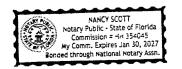
(3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Gregory L. Simpson, Successor Trustee

STATE OF FLORIDA)ss. COUNTY OF Samsota

Executed

The foregoing instrument was acknowledged before me on 2024, by Gregory L. Simpson, Successor Trustee of the Simpson Family Trust.



Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date					School District Code											
91	20	24	648	4/2	2/2024	Base: 91-0074 Affiliated:						Un	Unified:			
Location	\mathbf{m}	Sale	Number	Useabilit	y & Code#		Parcel Number									
0016104	00		62	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Агеа	Blk	Pa	ircel	
	i D	ate of S	ale Assessed V	/alue		4243	3	10	27	3	00000) 1	000	00	00	
Land		Imp	rovements		[otal) D	ate of	Sale P	roperty	Classif	ication	Code			
670,	,155	e solingé a person se la la	and the second of the second o	Toward below advantage of the	670,155	Status	Pro	perty Ty	ре	Z oning	Locati	on C	ity Size	Parce	el Size	
		Irrigat	ion Type:	<u></u>		A) 2	B)	05	STATEMENT TO SERVE) 5	D) 3		0	F)	9	
LCĜ			ACRES:	VA	LIIF:		LCG	man yang da	25-449 P	ACR	ES:		VAT	TE:	1 1 X	
IRRIGATE	D 1A1	1	ICIOS.	23		· GI	RASSLA	ND 1	-		5.620			70,7		
	1A								1G	3	3.110			50,4	415	
	2A1							2	G1	31.130 24				24,1	105	
	2A								2G							
	3A1							3	G1							
	3A								3G							
	4A1							4	G1							
	4A								4G							
DRYLAND		-					Shelterb									
	1D	<u> </u>	135.660		373,070			Accreti	_							
	2D1		1.080		2,970			Wa			8.020			4,0	010	
<u> </u>	2D 3D1		41.290 10.580		29,095	ACT	LAND	Otl		30	7.300			70,1	155	
	3D1	-	Ŧ0.200		27,093	AGI	MILL	Roa	_	50	5.670	_	· · · · · ·			
	4D1		0.050		140		1	Farm Si	_				erre respective		BARNELS:	
	4D		0.760		2,090	Home Sites										
								Recreati				+				
D	wellings		- 10 Feb.					Otl	-			1				
	ouildings	44				No	n-AG	ТОТА	\mathbf{L}		5.670					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001610400 001610900	
	(Continue on back)

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed	10 2024
5 Grantor's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
VAN, L.L.C.	Grace Holdings, Inc.	
Street or Other Mailing Address 4106 Manchester Road	Street or Other Mailing Address 102 Timbercove Road	
City State Zip Code Grand Island NE 68803	City State Marquette NE	Zip Code
Grand Island NE 68803 Phone Number (308) 382-2900	Phone Number Is the grantee a 501(c)(3) organize	68854
	(308) 237-7711 If Yes, is the grantee a 509(a) foun	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type	(C)
Improved Single Family Industrial Unimproved Multi-Family Paricultural	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	ad Contract/Memo Partition Sheriff	Other_
Bill of Sale Corrective Easement Lea		Onei
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim Warranty	
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Tra	nsfer on Death
Exchange) by buyer or seller?AuctionEasementGift		stee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Oti 12 Was real estate purchased for same use? (If N	ner (Explain)
Yes No	Yes NoNo	o, state the interided 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.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.	artnership. or LLC Self Othe	r
☐ Brothers and Sisters ☐ Grandparents a	• • • • • • • • • • • • • • • • • • • •	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property? \$1,355,000	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
16 Does this conveyance divide a current parcel of land?	Yes No S	/If Vac include the same
Yes No	of the agent or title company contact.) Yes BVV	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	rould be Sent
rural, none assigned	Same as #6	
18a ✓ No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska		
Section 27: SW1/4.		
Section 28: S1/2NE1/4; and N1/2SE1/4 EXCEPT that Rail road right of way of Deed Book A, Page 638 of Webster County Register of Deeds office, Nebrask	conveyed and more particularly described in Deed record	ed June 27, 1878, in
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price including any link this	l IS	
22 Total purchase price, including any liabilities assumed23 Was non-real property included in the purchase?	22	1,355,000,00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	· · · · · · · · · · · · · · · · · · ·	1,355,000,00
		1,555,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that have examined this statement	number	
confect, and that I am only approaced to sign this statement.	is and that it is, to the best of my knowledge and belief, true, con	nplete, and
Steven P. Vinton		(308) 537-7161
Sign Print or type Name of Grantee of Authorized Trepresentative	Attornov	Phone Number
	Attorney	4/22/2024
V		Date
Register of Deed's Use On		
		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	BK 2024, Pa 648	For Dept. Use Only v. Stat. §§ 76-214, 77-1327(2)

Index Computer Assessor Carded	
•	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/24/24

\$3048.75 By AS

Bk 2024, Pg 648

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 24 day of April A.D., 2024, at 09:07 o'clock AM. Recorded in Book 2024 on Page 648

Pharylang County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Bacon, Vinton, & Venteicher, LLC PO Box 208, Gothenburg, NE 69138

WARRANTY DEED

VAN, L.L.C., a Nebraska limited liability company, GRANTOR, whether one or more, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, received from Grace Holdings, Inc., a Nebraska corporation, GRANTEE, receipt of which is hereby acknowledged, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska

Section 27: SW1/4

Section 28: S1/2NE1/4; and N1/2SE1/4 EXCEPT that Rail road right of way conveyed and more particularly described in Deed recorded June 27, 1878, in Deed Book A, Page 638 of Webster County Register of Deeds office, Nebraska.

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

(I) is lawfully seized of such real estate and that it is free from encumbrances; EXCEPT 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 19, 2024.

Anthony Porter, Member of VAN, L.L.C., a Nebraska limited liability company

ACKNOWLEDGMENT

STATE OF NEBRASKA) SS COUNTY OF HAVE

The foregoing instrument was acknowledged before me on the day of day of liability company.

GENERAL NOTARY- State of Nebraska
DAN WASICK
My Comm. Exp. March 26, 2027

(Printed Name of Notary)

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date					Sch	ool Dis	trict Cod	e				
91	20	24	646		4/:	23/2024	Base: 9	1-0	0002 Affiliated: Unified:									
Location	D.	Sale	Number	Us	eabil	ity & Code#		**			P	arcel I	Number					
0001616	02		61		4	05	GeoCde	Twn	Rı	g	Sect	Qrt	Subdiv	Are	a	Blk	Parcel	
	D	ate of S	ale Assessec	l Valı	ıe 💮		4371				00	0	10090			000	0000	
Land	7+ 2 32 65 25 5	Imp	rovements			Total			Date (of S	ale P	roperty	Classifie	atio	n C	ode		
5	,105		21,89	0		26,995	Status	Pi	roperty	Туј	pe .	Zoning	Locatio	n	City	Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	B)	0	1	C.) 1	D) 1	E)	6	F) 2	
						Residential		6.279% S. 279%			2.0		Comme	rcial			1. 46 3 (6.3) (1.5) (1.5)	
	Mul	tiple Im	provements:	Multip	ole. Imp	provements.:			Multi	ple.	Improve	ments. :						
25 (184 25 (184		Constr	uction Date:	Const	ruction	Date: 19:	97		Const	ruct	ion Date	÷:						
			Floor:	Floor	Sq. Ft.	: 8:	96		Floor	Sq.	Ft.:							
		Buildin	g Cost New:	Cost :		43,6	65		Cost	:								
Single Family	Style:	100		Resi	lentia	l Condition: 3)		Com	mei	rcial O	ccupan	cy Code:					
(100) 🗷 Mo	bile Hon	ne		(10)		Worn Out			Prim	ary:		Ot	herl:		0	ther2:		
(101) 🗆 One	e Story			(20)	(20) Badly Worn Commercial Construction Class:													
(102) 🗆 Two	o Story			(30)	*	Average			(1)				uctural Ste		me			
(103) 🗆 Spli	it Level			(40)		Good			(2)		Reinf	forced C	oncrete Fr	ame				
(104) 🗆 11/				(50) 🗆 Very Good					(3)		Masc	nry Bea	ring Walls			·· · · · ·		
(111) 🗆 Bi-I	Bi-Level (60)				Excellent	State and the second	***	(4)		Woo	d or Ste	el Framed	Ext. V	Valls	s			
(106) 🗆 Oth	ier	Street Williams	gen Graphica and a state service and an					(5)										
Townhouse or		Style:				l Quality: 20			(6)		Pole	Frame	opine and the	eralise of the		rudatesti kiloni -	e desprise en la companya de la companya del companya del companya de la companya	
(301) 🗆 One				(10)		Low			Cost					Conc		-4,,,-		
(302) 🗆 Two				(20)		Fair			<u> </u>		Low			` _		Worn		
(307) 🗆 1 1/				(30)		Average					Aver					Badly		
(308) □ Spli				(40)		Good						e Avera	ge	(30)		Averag	ge	
(309) 🗆 21/				(50)		Very Good			(40)		High	govern victore	Test will deal of the second of	(40)		Good		
(304) 🗆 One				(60)		Excellent	and the second second second	assume to the second					Military Commission	(50)		Very (
(305) 🗆 Two	o Story I	Duplex		XI.										(60)		Excelle	ent	
Assessor's									mand over 18 to 100									
Assessor Co																		
WD; SAI	LE BE	TWEEN	PARENT	& (HIL	D												
	- 411																	
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		001.61	601 001	9163	101		<u>'</u>	Jumn	nents:									
	<u> </u>		-3-2- 001															
					"													
																(Conti	nue on back)	

NEBRASKA Good Life. Great Service.

6

FORM 521

Real Estate Transfer Statement

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

• If additional space is peeded add an attachment and identify the service by

	ment and identify the applicable item number.	
	nt 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 33 Yr. 24 Mo. 04 Da	22 24
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 04 Day 33 Yr. 24 Mo. 04 Date of Grantee's Name, Address, and Telephone (Please Print)	y <u>23</u> Yr. <u>24</u>
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Donald G. Hoffman and Dianne A. Hoffman Street or Other Mailing Address 441 North Jefferson Street	Bret Hoffman and Oyun-Erdene Gereltsetse Street or Other Mailing Address	eg
City State Zip Code Red Cloud NE 68970	16620 West Jenan Drive City State Surprise AZ	Zip Code
Phone Number (785) 491-9001	Phone Number (623) 256-7167 Is the grantee a 501(c)(3) organize (623) 256-7167	85388 ration? Yes V No
Finall Address NA	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	NA	
(A) Chahua	Property Type	(0)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	(C)
Unimproved Multi-Family Agricultural [Mineral Interests-Producing State Assessed Exempt	✓ Mobile Home
	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ansfer on Death
Exchange) by buyer or seller?	Life Estate Sale Tr	ustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)		her (Explain)
Yes No	12 Was real estate purchased for same use? (If N	No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Othe	er
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ✔ Parents and Ch		
14 What is the current market value of the real property?	Step-parent and Step-childWas the mortgage assumed? (If Yes, state the amount and it	-11
\$40,000	Yes No \$	nterest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
☐ Yes ☑ No 18 Address of Property	of the agent or title company contact.) Yes	No
836 West 6th Avenue, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Si Grantee	hould be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See Attached		
333.1100		
21 If agricultural, list total number of acres transferred in this transaction	•	
22 Total purchase price, including any liabilities assumed	22 \$	
23 Was non-real property included in the purchase?		40,000.00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in		i i
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	40,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, cor	mplete, and
Don E. Theobald		(402) 746-2774
Sign Print or Type Name of Grafitee or Authorized Representative	A H a ma a	Phone Number
a letter as lett	Attorney	4-23-24
		Date
Register of Deed's Use Onli 6 Date Deed Recorded 27 Value of Stamp or Exempt Number		For Dept. Use Only
Mo. LL Day 23 Yr. 24 \$ 90 00	28 Recording Data	
ebraska Department of Revenue	Authorized by Neb. Re	v Stat 86 76-214 77 1327/2)

A tract of land in the Northeast corner of Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot 11; thence Westerly in the North line of said Annex Lot 11, a distance of 100 feet; thence Southerly, parallel with the east Line of Annex Lot 11, a distance of 175 feet; thence Easterly, parallel with the North line of Annex Lot 11, a distance of 100 feet; thence Northerly, in the East line of Annex Lot 11, a distance of 175 feet to the point of beginning, SUBJECT TO an easement for access over and across the north 30 feet thereof, and

A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11), thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11) a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13), thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet, thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of the east 100 feet of said Annex Lot Eleven.

BOOK 2024PAGE 646

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 32 day of Act. A.D., 20 24, at 31.13 o'clock A. M. Recorded in Book 2024 on Page (0410- 647)

Hobey Hard County Clerk
10-20 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-23-24
\$ 90.00 By 140

Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970

WARRANTY DEED

Donald G. Hoffman and Dianne A. Hoffman, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Bret Hoffman and Oyun-Erdene Gereltsetseg, conveys to Grantees, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northeast corner of Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot 11; thence Westerly in the North line of said Annex Lot 11, a distance of 100 feet; thence Southerly, parallel with the east Line of Annex Lot 11, a distance of 175 feet; thence Easterly, parallel with the North line of Annex Lot 11, a distance of 100 feet; thence Northerly, in the East line of Annex Lot 11, a distance of 175 feet to the point of beginning, SUBJECT TO an easement for access over and across the north 30 feet thereof, and

A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11), thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11) a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13), thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet, thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of the east 100 feet of said Annex Lot Eleven.

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

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

Executed April 23, 2024

BOOK 2024 PAGE 647

Donald G. Hoffman

Diane A. Hoffman

Diane A. Hoffman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

The foregoing instrument was acknowledged before me on November 23, 2024 by Donald G. Hoffman, and Dianne A. Hoffman, a married couple.

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

Votary Public

Residential & Commercial Sales Worksheet

Cnty No.	- Bo	ok	Page		S	ale Date	and the second			Sc	hool Dis	strict Cod	e		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
91	20	24	636		4/2	2/2024	Base:	91-(074	Affil	liated:	Unified:				
Location	D	Sale	Number	Us	eabili	ty & Code#					Parcel I	Number				
0003099	00		60		4	05	GeoCde	Twi	n Rng	Sec	t Qrt	Subdiv	Årea	Blk	Parce	21
	D	ate of S	ale Assessed	Valu	ie :		4133			00	0	20005		022	0000)
Land		Imp	rovements			Total			Date of	Sale]	Propert	y Classific	ation (Code		
3	,990	Probable a Date	174,760)	Salar Sept. 10	178,750	Status	P	roperty Ty	ре	Zoning	Locatio	n Cit	y Size	Parcel S	ze
		BLUE	HILL (B			<u> </u>	A) 1	В		A 140 000 11	C) 1	D) 1	E)	6	F) 2	194,650
			100			Residential						Comme	rcial			
	Mul	tiple Im	provements:	Multi	ole. Imp	rovements.:	egalestadorega e ser .	gerie gegeng	Multiple.	Impro	vements.:		41.72.73.99		<u> </u>	
(4-9) (7/6)		A STATE OF STREET	A SECURE CONTRACTOR OF THE SECURE CONTRACTOR O		ruction 1		70		Construc							
			MOSAMORIA DE SOSSICIO	Floor	Sq. Ft. :	1,0	66		Floor Sq.	Ft. :						
		Buildir	ig Cost New:	Cost :		164,4	30		Cost:							
Single Family	Style:	and a particular of the off		Resi	dential	Condition: 3	5		Comme	rcial	Occupan	cy Code:				
(100) 🗆 Mo				(10)		Worn Out			Primary			ther1:	(Other2:		
(101) 🗷 One	e Story			(20)		Badly Worn			Comme	rcial	Construc	tion Class				
(102) □ Twe	o Story			(30)	₩ .	Average			(1)	l Fire	eproof Str	uctural Ste	el Frame	;		Ü
(103) 🗆 Spli	it Level			(40)	A	Good			(2)	l Rei	nforced (Concrete Fr	ame			
(104) 🗆 11/	2 Story			(50)		Very Good			(3)	l Ma	sonry Be	aring Walls				
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)	l Wo	od or Ste	el Framed	Ext. Wal	lls		
(106) 🗆 Oth	ег		.: 7			79 - Val disk - Na 17 Kreeds	alignature de la company a la company	(5)								
Townhouse or	r Duplex	Style:	1,200 1,717	Resi	dential	Quality: 30			(6) [Pol	e Frame					
(301) 🗆 One	e Story			(10)		Low			Cost Ra	nk:			Conditi	o n:		
(302) 🗆 Two	o Story			(20)		Fair			(10)	Lov	W		(10)	Worn	Out	
(307) 🛘 11/	2 Story			(30)	* .	Average			(20)	l Ave	erage		(20) 🛘	Badly	Worn	
(308) 🗆 Spli	it Level			(40)		Good			(30)	l Ab	ove Avera	age	(30) 🛘	Avera	ge	
(309) 🗆 21/	2 Story			(50)		Very Good			(40) □	Hig	h		(40)	Good		
(304) 🗆 One	Story D	uplex		(60)		Excellent							(50)	Very (Good	
(305) □ Two	o Story I	Duplex									a god		(60) 🗆	Excell	ent	
Assessor's	Adju	stmen	t to Sale Pı	rice	(+ or	-):										
Assessor Co	mment	s and R	leason for A	djust	ment:											
WD; SA	LE BE	TWEEN	GRANDP	AREI	3 TI	GRANDCHI	LD									
Comments f	Smorr							7								
000309								Comi	nents:							-
											,					-
							. "									\exists
														(Cont	inue on bac	k)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

60

FORM 521

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

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 22 Yr. 2024 Mo. 4 Day 22 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) CM & RL, L.L.C.	Grantee's Name (Buyer) Luke Krabel
Street or Other Mailing Address 2710 S Baltimore	Street or Other Mailing Address 301 5 Sycamore St
City State Zip Code Hastings NE 68901	City State Zip Code NE 68970
Phone Number (408) 984-7948	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 984-7948 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address N/a	Email Address n/a
7 Property Classification Number, Check one box in categories A and B. Check C in	property is also a mobile home.
(A) Status (B) Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial [☐ Unimproved ☐ Multi-Family ☐ Agricultural [☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Irrevocable Trust
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Ves No Aunt or Uncle to Niece or Nephew Family Corp.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other
Brothers and Sisters	
Ex-spouse Parents and C	hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$124,000 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property 301 S Sycamore Blue Hill, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
Lots Four (4) and Five (5), Block Twenty-two (22), (Original Town of Blue Hill, Nebraska
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 404,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	NEGOCIES.
	ent and that it is, to the best of my knowledge and belief, true, complete, and (402) 981-2504
Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee 4/22 /2024
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	
26 Date Deed Recorded Mo. 4 Day 27 Value of Stamp or Exempt Number \$ a 19.00	BK 2024 Pa 636
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2024</u>	PAGE 636
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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 22 day
of April A.D., 20 24, at 3:49
o'clock O M. Recorded in Book 2021
on Page <u>436</u>
Chhou Haria County Clerk
10.00 0 0 Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-24
\$ 279.00 By 41

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

WARRANTY DEED

CM & RL, LLC, a Nebraska Limited Liability Company, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Luke Krabel, a single person, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

Lots Four (4) and Five (5), Block Twenty-Two (22), Original Town of Blue Hill, 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 subject to 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: April .	22 , 2024.	
Coleen Dygett, Member,	nember	Bos & 9 your member
Coleen Dygert, Member,	. Grantor	Robert L. Dygert, Member, Grantor
State of Nebraska)	
) ss.	
County of Adams)	
The foregoing instrument	was acknowledge	d before me on the 2 rd day of AAril.

The foregoing instrument was acknowledged before me on the day of Hold .

2024, by Coleen Dygert and Robert L. Dygert, Members, CM & RL, LLC, a Nebraska Limited Liability Company, Grantor.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sal	e Date	1775-478 X		estado sello Notación	S	chool Di	strici	t Code							
91 20	24	616	4/10	/2024	Base: 9	1-00	02	Aff	iliated:			Unif	ied:					
Location ID	Sale	Number	Useability	& Code#			14 (14 (14 (14 (14 (14 (14 (14 (14 (14 (Parcel	Num	ber							
002202500		59	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Su	ıbdiv	Агеа	Blk	P	arcel			
D	ate of S	ale Assessed \	/alue		4493	1	12	1	0 4	00	000	1	000	0	000			
Land	Imp	rovements	T	otal		D	ate of	Sale	Proper	y Cla	assifica	cation Code						
232,995				232,995	Status	Prop	erty Ty	pe	Zoning	ning Location		cation City Si		ze Parcel Si				
	Irrigat	ion Type:		-	A) 2	B)	05		c) 5	D)) 3	E)	0	F)	9			
LCG		ACRES:	VA.	LUE:	7 (C)	LCG			AC	RES:			VAL	UE:	n de			
IRRIGATED 1A1					GR	ASSLA	ND 10	Gl										
1A								ιG		13.8	810			26,	585			
2A1							20	Gl										
2A							2	2G										
3A1							30	G1										
3A								3G	84.160				1	51,	910			
4A1							40	Gl										
4A							4	4G		20.8	800			36,	510			
DRYLAND 1D1						Shelterbelt/Ti												
1D							Accreti	on										
2D1							Was	ste		35.9	980			17,	990			
2D							Otl											
3D1	 				AG L	AND T		-	1	54.			2	32,	995			
3D							Roa	ds		3.9	970		Transfer					
4D1					-	F	arm Si	tes										
4D							ome Sit											
	Louis against	eserciale por originar or original and conservations of the conservation				R	ecreati	on										
Dwellings							Otl											
Outbuildings	7.35				Noi	ı-AG T	ГОТА	\mathbf{L}		3.9	970							

Assessor's Adjustment	to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Re	ason for Adjustment:			
WD; BETWEEN PARE	NT & CHILD			
·				
Comments from		Сот	ments:	
002202500				
,				
	-	····		(Continue on back)

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.

521

40 11 1	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Michael L Letson, Jr., Trustee Michael L Letson Trust	Grantee's Name (Buyer) Michael L Letson, Jr, Trustee Michael L Letson, Jr Trust & Alis
Street or Other Mailing Address 30 Brandt Drive	Street or Other Majling Address 30 Brandt Drive
City State CA 94556-2810	City State CA 94556-2810
(415) 722-4511	Phone Number (415) 722-4511 Is the grantee a 501(c)(3) organization? Yes No 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 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 ☐ Lector ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	use Personal Rep. Trust/Trustee eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
Exchange) by buyer or seller? Auction Easement Gift	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 No No No No No No No No N	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents : ☐ 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.)
\$160,000	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
Yes ✓ No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr.
18 Address of Property rural, Webster County, Neb 18a ☑ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18 Address of Property rural, Webster County, Neb	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr. 30 Brandt Drive Moraga, CA 94556-2810 Quarter (SE1/4) of Section Ten (10), Township One
18 Address of Property rural, Webster County, Neb 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (½) interest in the Southeast	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr. 30 Brandt Drive Moraga, CA 94556-2810 Quarter (SE1/4) of Section Ten (10), Township One
18 Address of Property rural, Webster County, Neb 18a ☑ No address assigned 18b ☐ Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (½) interest in the Southeast (1) North, Range Twelve (12) West of the 6th P.M.,	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr. 30 Brandt Drive Moraga, CA 94556-2810 Quarter (SE1/4) of Section Ten (10), Township One Webster County, Nebraska.
18 Address of Property rural, Webster County, Neb 18a ☑ No address assigned 18b ☐ Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (1/2) interest in the Southeast (1) North, Range Twelve (12) West of the 6th P.M., 21 If agricultural, list total number of acres transferred in this transaction 160/2 22 Total purchase price, including any liabilities assumed	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr. 30 Brandt Drive Moraga, CA 94556-2810 Quarter (SE1/4) of Section Ten (10), Township One Webster County, Nebraska.
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18 Address of Property rural, Webster County, Neb 18a ☑ No address assigned 18b ☐ Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (1/2) interest in the Southeast (1) North, Range Twelve (12) West of the 6th P.M., 21 If agricultural, list total number of acres transferred in this transaction	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr. 30 Brandt Drive Moraga, CA 94556-2810 Quarter (SE1/4) of Section Ten (10), Township One Webster County, Nebraska. 22 \$ 0.00 nstructions) 23 0100 24 0100 number 20 nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613
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18 Address of Property rural, Webster County, Neb 18a ☑ No address assigned 18b ☐ Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (1/2) interest in the Southeast (1) North, Range Twelve (12) West of the 6th P.M., 21 If agricultural, list total number of acres transferred in this transaction	19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Letson, Jr. 30 Brandt Drive Moraga, CA 94556-2810 Quarter (SE1/4) of Section Ten (10), Township One Webster County, Nebraska. 22 \$ 0.00 nstructions) 23 0100 24 0100 number 20 nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613 Phone Number April, 2024 Title Date

BOOK 2024 PAGE 616

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 17 day of 100 A.D., 20 24, at 3:29 o'clock O.M. Recorded in Book 2021 on Page 16 16 17 County Clerk 16.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-17-24
\$ Exempt # 20 By ab

WARRANTY DEED

Michael L. Letson, Jr., Trustee of the Michael L. Letson Trust under agreement dated April 12, 2016, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Michael L. Letson, Jr., Trustee of the Michael L. Letson, Jr. Trust under agreement dated August 3, 2017, a one-half interest; and to Alison C. Letson a one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (½) interest in the Southeast Quarter (SE¼) of Section Ten (10), Township One (1) North, Range Twelve (12) West of the 6th P.M., 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 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 /O, 2024.

Michael L. Letson, Jr., Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this

certificate verifies only the identity of the individual who signed the document to which this certificate attached, and not the truthfulness, accuracy, or validity of that document.	te is
State of California County of SAN FRANCISCO	
On 04 10 2024 before me,	(insert name and title of the officer)
personally appeared Michael L. Letson, Jr. who proved to me on the basis of satisfactory evid subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by I person(s), or the entity upon behalf of which the person(s).	dged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the paragraph is true and correct.	laws of the State of California that the foregoing
WITNESS my hand and official seal.	JANINE MARASIGAN COMM.# 2415463 NOTARY PUBLIC CALIFORNIA SAN FRANCISCO COUNTY
Signature Signature	(Seal)

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	le Date					Sc	hool Di	stric	t Code	The second			
91	20	24	598		4/1	2/2024	Base:	91-	0074		Affil	liated:			Un	fied:		
Location	\mathbf{D}	Sale	Number	Useability & Code #				rt waren			Parcel	Nun	Number					
0003337	700		58		1		GeoCde	Tw	n R	ng	Sec	t Qrt	Si	ıbdiv	Ārea	Blk	Parcel	
	D	ate of S	ale Assessed	Valu	1e :		4133				00	0	20	055		006	0000	
Land		Imp	orovements		1	Cotal .			Date	Date of Sale Property Classification Code					Code			
5	,775		162,650	0 168,425			Status Property T			erty Type Zoning Locati			ocation	i c	ity Size	Parcel Size		
Assessor Location: BLUE HILL (HILL (B				A) 1	В	3) (1		C) 1	Γ) 1	E)	6	F) 2	
						Residential			(St. 7)			1000000 1000000	C	mmer	cial	h. H		
	Mul	tiple Im	provements:	Multip	ole. Impro	ovements.:			Mult	iple.	Impro	vements.						
	42.00	Consti	ruction Date:	Const	ruction D	ate: 19	00		Cons	tructi	ion D	ate:						
14 / 46			Floor:	Floor	Sq. Ft. :	2,5	85		Floo	Sq.	Ft.:							
		Buildir	ng Cost New:	Cost :		258,6	70		Cost									
Single Family	y Style:	101	7	Resi	dential (Condition: 3	0		Con	ımer	rcial	Occupai	icy C	ode:		132,25		
(100) □ Mo				(10)					Prin				ther			Other2:		
(101) 🗷 One Story				(20) Badly Worn					Commercial Construction Class:									
(102) □ Two Story				(30) 🗷 Average					(1)									
(103) □ Spl	lit Level			(40) □ Good					(2)									
(104) □ 1 1/2 Story				(50)		ery Good			(3)		Ma	sonry Be	aring	Walls				
(111) □ Bi-Level				(60)	□ E	xcellent			(4)	(4) U Wood or Steel Framed Ext. Walls								
(106) □ Other					1455555 1886 7 55				(5)		Me	tal Fram	and	Walls				
Townhouse o	r Duplex	Style:		Residential Quality: 30					(6)		Pol	le Frame						
(301) 🗆 On	e Story			(10)		ow			Cos	t Rai	nk:	SEVE.			Condi	ion:		
(302) □ Tw	o Story			(20)	□ F	air			(10)		Lo	w		((10) E] Wom	Out	
(307) 🗆 1 L	/2 Story			(30)	æ A	verage			(20)		Av	erage		((20) E	I Badly	Worn	
(308) □ Spl	lit Level			(40) □ Good			(30) Above Average (30) Average						ge					
(309) 🛘 21	/2 Story			(50)		ery Good			(40) ☐ High (40)					(40) E] Good			
(304) 🗆 On	e Story I	Ouplex		(60)	□ Е	xcellent								k= ((50) E] Very	Good	
(305) □ Tw	o Story I	Duplex							1000					SII ((60) E] Excell	ent	
			t to Sale Pr		`	-):												
Assessor Co	omment	s and F	Reason for A	djust	ment:													
WD																		
																		
Co 4	f							O										
Comments 1								Com	ments	: .								
000333	, 00																	
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FORM 5

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

		•	••		
-	4)		1	
J	Á			ı	

	rne deed will i				ilu itellis 1-25 ale ac									
1 County Name		2 County Number	r	3 Date of Sale			Date of Deed	Day 11 Yr 2024						
Webster 5 Grantor's Name, Ac	Idrocs and Tolonh	91	nt\		Day 12 Yr. 20									
Grantor's Name (Seller)	auress, and releph	one (Flease Film	11.)		Grantee's Name (Buyer)									
Leland L. Ostdiek an					Kent Pearcy Street or Other Mailing Address									
Street or Other Mailing Ad 3490 Ewoldt Street, A			7: 0 1	910 W. Saline St.										
City Grand Island		State NE	Zip Code 68803	Blue Hill NF 68930 State Zip Code										
Phone Number				Phone Numbe 360-731	Is the grant		3) organizatio 509(a) founda							
NA Email Address				Email Address		e grantee a	509(a) 100110a	tion: Tes Lativo						
NA				NA										
7 Property Classification (A) Status	on Number. Check of	ne box in categori		(B) Property Ty				(C)						
	Single Family	□ Inc	dustrial		rests-Nonproducing	□ Sta	ate Assessed	Mobile Home						
	Multi-Family Commercial	☐ Ag	gricultural ecreational	=	ests-Producing		empt							
8 Type of Deed	Conservator Corrective			_and Contract/Mem _ease	Partition Personal Rep.	Sherriff	_	Other						
Cemetery	Death Certificate - T	ransfer on Death	= =	/lineral		Warranty								
9 Was transfer part of IF exchange? (I.R.C. § 10 Exchange) by buyer or s	031	ype of Transfer [Auction [Court Decree [Easement Gif	t 🔲 Life	evocable Trust Revoce e Estate Sale rtition Satis	cable Trust	□⊤	ransfer on Death rustee to Beneficiary ther (Explain)						
11 Was ownership transf	The second secon	plain the division.)		12	Was real estate purchas	sed for same	use? (If No, s	state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child														
14 What is the current m \$193,000.00	arket value of the real	property?		15 Was the mo	rtgage assumed? (If Yes	, state the ar	mount and inte	erest rate.)						
16 Does this conveyance Yes No		el of land?			er through a real estate ag or title company contact	gent or a title	e company? (If s Little Blue RI	Yes, include the name E-Nathan Kosse No						
18 Address of Property 910 W Saline St Blue Hill, NE 68930				19 Name and Address of Person to Whom Tax Statement Should be Sent Kent Pearcy 910 W Saline St Blue Hill, NE 68930										
18a No address ass	igned 18b	Vacant Land		Bit (8800), 1, 10000 0 0 0000	1000									
20 Legal Description Lots 7, 8 and the We	st 30 feet of Lot 9	, Block 6, Hoov	er's Addition to the	City of Blue Hil	II, Webster County, I	Nebraska.								
21 If agricultural, list total	number of acres						l œ							
22 Total purchase price	9 ,			***************************************			22 \$	193,000 00						
23 Was non-real prop	erty included in the	purchase?	Yes 🛛 No (If Yes, e	nter dollar amou	nt and attach itemize	d list.)	23 \$	100 000 00						
24 Adjusted purchase25 If this transfer is ex	A CONTRACTOR OF THE CONTRACTOR		,				24	193,000 00						
	er penalties of law, I and that I am duly aut			t and that it is, to th	e best of my knowledge	and belief, tr	ue, complete,	and						
► Kent P	earcy r Type Name of Grant	ee or Authorized R	epresentative				36 Phone	0-73/-5590 Number						
sign , Kim	Hearn.	1		Grantas as A	thorized Decrees	ivo	١	12 2024						
here	ure of Grantee or Auth	orized Representat	tive	Title	ithorized Representat	ive	<u>Abril</u> Date	12_2024						
			Register of Dee	ds' Use Only				For Dept. Use Only						
26 Date Deed Recorded	7 21	27 Value of Sta	mp or Exempt Number	28 Recording		100		1						
Mo. H Day	1 Yr. 04	\$ 434	J. 00	RK	2024, ta 5	48								
Nebraska Department of Reve Form No. 96-269-2008 10-202		69-2008 Rev. 6-2019			' U Aut	horized by Nel	b. Rev. Stat. §§	76-214, 77-1327 (2) RQ 0109						

		PAGE 598
State of Nebraska scounty of Webster	s.	
numerical index and file Clerk's office of said co	Entered on the led for record in the punty this 17 day 0 24, at 1:37	
on Page 548-61	led in Book abalf	NEBRASKA DOCUMENTARY STAMP TAX
a4.00 O	County Clerk Deputy Carded	Date 4-17-24 \$ 434,25 By ab
	DING RETURN TO:	
Charter Title & Esc 747 North Burlingt Suite G208		
Hastings, NE 6890 402-463-6788	01	
	WARI	RANTY DEED
		and and wife, GRANTORS, in consideration of Two consideration received from GRANTEE convey to
Kent Pearcy, a sin	ngle person,	
the following descr	ribed real estate (as defined	in Neb. Stat. 76-201) in Webster County, Nebraska:
Lots 7, 8 and the V County, Nebraska		ck 6, Hoover's Addition to the City of Blue Hill, Webster
GRANTORS cover	nants with GRANTEE that	GRANTORS:
restriction (2) has le	ns and reservations of record gal power and lawful autho	estate, that it is free from encumbrances, except easements, ds, and subject to all regular taxes and special assessments; writy to convey the same; the real estate against the lawful claims of all persons.
Executed	this (day of April, 20	124.
		Leland L. Gtdik
		Letand L. Ostdiek Scient States his atterney-in-forth By: David Ostdiek his attorney-in-fact
		Arono (Stale)
		Joyce Ostdiek
		By: David Ostdiek her attorney-in-fact
STATE OF Nebras		,
COUNTY OF Ad	ams	

The foregoing instrument was acknowledged before me this ______day of April, 2024 by David Ostdiek, attorney-in-fact for Leland L. Ostdiek and David Ostdiek, attorney-in-fact for Joyce Ostdiek, husband and wife.

Sara A. Schutte Notary Public

DURABLE POWER OF ATTORNEY

I, Leland Ostdiek, of Blue Hill, Nebraska, do hereby designate and appoint David Ostdiek my attorney in fact to undertake and execute all of the acts and deeds necessary in the conduct of my business and personal affairs. My attorney in fact shall have the power and authority to perform on my behalf everything that I might perform personally as I intend to grant a general power to act for me. My subsequent disability or incapacity shall not affect this Power of Attorney and I intend that this general power granted herein shall constitute a durable power of attorney operative pursuant to Nebraska Uniform Power of Attorney Act.

I hereby revoke all prior powers of attorney that I have previously executed, except for any powers related to medical care.

A photocopy or electronically transmitted copy of the original power of attorney has the same effect as the original.

POWERS

The above-described power and authority includes all general authority provided in Neb. Rev. Stat. §§ 30-501 through 30-513 and 30-4027 through 30-4040, or any successor statutes thereto, and as provided by applicable law, as if this power and authority had expressly listed and incorporated by reference such statutory sections and other applicable law, including, but not limited to, the following:

1. The power and authority to:

- a. Create or change rights of survivorship;
- b. Create or change a beneficiary designation;
- c. Delegate authority granted pursuant to the power of attorney;
- d. Waive my right to beneficiary status in a joint and survivor annuity. including survivor benefit pursuant to а retirement plan:
- e. Exercise fiduciary powers that the principal could have delegated by law or other authority.
- f. general authority All provided in Neb. Rev. Stat. §§ 30-501 through 30-513. or anv successor statues thereto, including, but not limited to, the power and authority to access. manage, and control any digital asset owned by the principal and stored by an electroniccommunication service or carried or maintained by a remote-computing service or custodian and to access any electronic record (including catalogues and contents electronic communications) stored by electronican communication service

or carried or maintained by a remote-computing service or custodian, including but not limited to passwords, accounts, and records of any type.

- 2. To exercise with respect to all my real and personal property, all digital assets and all electronic communications, any and all powers a trustee or conservator could exercise over trust or estate assets as provided in Neb. Rev. Stat. §§ 30-501 through 30-513, 30-3881, 30-2653 and 30-2654, or any successor statutes thereto. These powers include, but are not limited to, the following powers:
 - a. Deposit, withdraw and invest money and otherwise deal with intangible property;
 - b. Enter my safe deposit box to add to, remove or inventory the contents thereof at any time:
 - c. Sell or exchange any part or all of my real estate or personal property for cash or on credit terms;
 - d. Execute deeds, bills, notes or similar instruments:
 - e. Manage, improve, alter, reconstruct, or insure all of my real estate;
 - f. Enter into leases of any kind as lessor or lessee, and pay or receive rents, and otherwise deal with leased

property;

g. Receive debts, payments and property in full or partial satisfaction of debts, accounts, security interests, mortgages, deeds of trust, or other indebtedness;

h. Commence, prosecute, dismiss or defend all actions or other legal proceedings concerning my estate or me;

i. Compound, submit to arbitration, or otherwise settle or adjust any debt, demand or dispute;

j. Buy, encumber. exchange, pledge, retain, sell, trade or transfer any stock. bond, bill, certificate, commodity contract. coupon, debenture, draft. partnership interest, option, warrant or other security and to vote, execute a proxy statement or otherwise exercise all rights incidental to ownership of any security;

k. Represent my estate or me before any office of the Internal Revenue Service or any other taxing authority in connection with any and all types of tax, and receive confidential information and perform any and all acts

that I can perform with respect to any tax matters including the power to receive refund checks and the power to sign returns on my behalf;

- 1. Transfer or convey any part or all of my real estate or personal property to my Trustee named in any revocable or irrevocable trust that I may have created:
- m. Alter, modify or terminate any revocable trust, or irrevocable trust to the extent possible, that I may have created; and
- n. Exercise all the powers of an account owner ofany taxadvantaged higher education savings plan account qualified pursuant to Section 529 of the Internal Revenue Code, including but not limited to the following: open an account, close an account, change the beneficiary, transfer ownership, make contributions, transfer the account, change the investment allocation, pay account fees, and make qualified and nonqualified withdrawals.
- 3. To exercise with respect to my person, even if I am not legally

incapacitated, any and all powers a guardian may exercise as provided in Neb. Rev. Stat. § 30-2628, or any successor statutes thereto.

- 4. To continue to make or to initiate annual gifts or contributions, whether from me individually or from any revocable or irrevocable trust that I may have created or that is created on my behalf by my attorney in fact, pursuant to my established pattern of giving or pursuant to an opinion of legal counsel finding that any proposed gift is consistent with my estate plan.
- 5. The limitation in Neb. Rev. Stat. § 30-4040(2) hereby expressly does not apply to my attorney in fact hereunder.

SUCCESSOR

If the person designated above declines or is unable to serve on my behalf, now or in the future, I hereby designate Richard Ostdiek to serve as my attorney in fact as authorized in this document. Any third party dealing with this instrument may rely upon a written statement by David Ostdiek or Richard Ostdiek that such person is serving as my attorney in fact. Any successor attorney in fact shall have all of the rights, duties, privileges and powers as if originally named attorney in fact.

PURPOSE

I intend that the power and authority of my attorney in fact be liberally construed in order to fulfill the purpose of the appointment that is to create a simple and flexible mechanism to provide for my care and comfort, manage my property and administer my estate without court involvement, even if I become disabled or incapacitated. In the event formal protective proceedings are initiated on my behalf, I nominate my attorney in fact, or successor, for consideration by the court as my conservator or guardian, or both, to serve without bond. If my attorney in fact is unable or unwilling to serve as my conservator or guardian, or both, my attorney in fact shall nominate another individual for consideration by the court as conservator or guardian, or both, to serve without bond.

IN WITNESS WHEREOF, I have signed and acknowledge this instrument this 21/2 day of _______, 2020.

Lelund Orthers

Leland Ostdiek

STATE OF NEBRASKA

COUNTY OF Webster

The foregoing instrument was acknowledged before me this <u>4</u> day of <u>July</u>, 2020, by Leland

Ostdiek.

[SEAL]

Same of Johnson

Notary Public

4824-3134-7892, v. 1

General Notary - State of Nebraska
PAMELA J. JOHNSON

Action My Comm. Exp. April 13, 2021

DURABLE POWER OF ATTORNEY

I, Irma Joyce Ostdiek, of Blue Hill. Nebraska, do hereby designate and appoint David Ostdiek my attorney in fact to undertake and execute all of the acts and deeds necessary in the conduct of my business and personal affairs. My attorney in fact shall have the power and authority to perform on my behalf everything that I might perform personally as I intend to grant a general power to act for me. My subsequent disability or incapacity shall not affect this Power of Attorney and I intend that this general power granted herein shall constitute a durable power of attorney operative pursuant to the Nebraska Uniform Power of Attorney Act.

I hereby revoke all prior powers of attorney that I have previously executed, except for any powers related to medical care.

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1. The power and authority to:

- a. Create or change rights of survivorship;
- b. Create or change a beneficiary designation;
- Delegate authority granted pursuant to the power of attorney;
- d. Waive my right to beneficiary status in a joint and survivor annuity, including a survivor benefit pursuant to a retirement plan;
- e. Exercise fiduciary powers that the principal could have delegated by law or other authority.
- f. A11 general authority provided in Neb. Rev. Stat. §§ 30-501 through 30-513, or anv successor statues thereto, including, but not limited to, the power and authority to access, manage. and control any digital asset owned by the principal and stored by an electroniccommunication service or carried or maintained by a remote-computing service or custodian and to access any electronic record (including catalogues and contents of electronic communications) stored electronican communication service

or carried or maintained by a remote-computing service or custodian, including but not limited to passwords, accounts, and records of any type.

- 2. To exercise with respect to all my real and personal property, all digital assets and all electronic communications, any and all powers a trustee or conservator could exercise over trust or estate assets as provided in Neb. Rev. Stat. §§ 30-501 through 30-513, 30-3881, 30-2653 and 30-2654, or any successor statutes thereto. These powers include, but are not limited to, the following powers:
 - a. Deposit, withdraw and invest money and otherwise deal with intangible property;
 - b. Enter my safe deposit box to add to, remove or inventory the contents thereof at any time;
 - c. Sell or exchange any part or all of my real estate or personal property for cash or on credit terms;
 - d. Execute deeds, bills, notes or similar instruments;
 - e. Manage, improve, alter, reconstruct, or insure all of my real estate;
 - f. Enter into leases of any kind as lessor or lessee, and pay or receive rents, and otherwise deal with leased

property;

- g. Receive debts, payments and property in full or partial satisfaction of debts, accounts, security interests, mortgages, deeds of trust, or other indebtedness;
- h. Commence, prosecute, dismiss or defend all actions or other legal proceedings concerning my estate or me;
- i. Compound, submit to arbitration, or otherwise settle or adjust any debt, demand or dispute;
- j. Buy, encumber, exchange, pledge, retain, sell, trade or anv transfer stock. bond, bill, certificate, commodity contract. debenture, coupon, partnership draft. interest, option, warrant or other security and to vote, execute a proxy statement or otherwise exercise all rights incidental to ownership of any security;
- Represent my estate or k. me before any office of the Internal Revenue Service or any other taxing authority in connection with any and all types of tax, and confidential receive information and perform any and all acts

that I can perform with respect to any tax matters including the power to receive refund checks and the power to sign returns on my behalf;

- 1. Transfer or convey any part or all of my real estate or personal property to my Trustee named in any revocable or irrevocable trust that I may have created;
- m. Alter, modify or terminate any revocable trust, or irrevocable trust to the extent possible, that I may have created: and
- Exercise all n. powers of an account owner of anv taxadvantaged higher education savings plan account qualified pursuant to Section 529 of the Internal Revenue Code, including but not limited to the following: open an account, close an account, change the beneficiary, transfer ownership, make contributions, transfer the account, change the investment allocation. pay account fees, and qualified make and nonqualified withdrawals.
- 3. To exercise with respect to my person, even if I am not legally

incapacitated, any and all powers a guardian may exercise as provided in Neb. Rev. Stat. § 30-2628, or any successor statutes thereto.

- 4. To continue to make or to initiate annual gifts or contributions, whether from me individually or from any revocable or irrevocable trust that I may have created or that is created on my behalf by my attorney in fact, pursuant to my established pattern of giving or pursuant to an opinion of legal counsel finding that any proposed gift is consistent with my estate plan.
- 5. The limitation in Neb. Rev. Stat. § 30-4040(2) hereby expressly does not apply to my attorney in fact hereunder.

SUCCESSOR

If the person designated above declines or is unable to serve on my behalf, now or in the future, I hereby designate Richard Ostdiek to serve as my attorney in fact as authorized in this document. Any third party dealing with this instrument may rely upon a written statement by David Ostdiek or Richard Ostdiek that such person is serving as my attorney in fact. Any successor attorney in fact shall have all of the rights, duties, privileges and powers as if originally named attorney in fact.

PURPOSE

I intend that the power and authority of my attorney in fact be liberally construed in order to fulfill the purpose of the appointment that is to create a simple and flexible mechanism to provide for my care and comfort, manage my property and administer my estate without court involvement, even if I become disabled or incapacitated. In the event formal protective proceedings are initiated on my behalf, I nominate my attorney in fact, or successor, for consideration by the court as my conservator or guardian, or both, to serve without bond. If my attorney in fact is unable or unwilling to serve as my conservator or guardian, or both, my attorney in fact shall nominate another individual for consideration by the court as conservator or guardian, or both, to serve without bond.

IN WITNESS WHEREOF, I have signed and acknowledge this instrument this 2 day of ______, 2020.

Irma Joyce Ostdiek

STATE OF NEBRASKA

COUNTY OF Webster

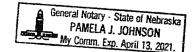
The foregoing instrument was acknowledged before me this <u>1</u> day of <u>July</u>, 2020, by Irma Joyce

Ostdiek.

[SEAL]

Notary Public

4824-3134-7892, v. 1



Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	Sale I	Date				16,6,4	S	chool D	ist	rict Coc	le				
91	20	24	597		4/	17/2	2024	Base:	91-	0002		Affi	iliated:			Ţ	Jnif	ied:		
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(100) □ Mo				(10)		Worr				Prim					ner1:			Other2:		
(101) 🗷 On	e Story			(20)	*	Badly	Worn			Con	ımeı	rcial	Constru	ıct	ion Class	: 10				h.
(102) 🗆 Tw	o Story			(30)		Avera	age			(1)			reproof S							
(103) □ Split Level (40) □ Good								(2)		Re	inforced	Co	ncrete F	ame						
(104) 1 1/2 Story (50) Very Good					Good			(3)		Ma	asonry B	ear	ing Walls	 ;						
(111) 🗆 Bi-l	Level			(60)		Excel	lent			(4)		W	ood or S	teel	Framed	Ext.	Wal	ls		
(106) □ Other							(5)		M	etal Fran	e a	nd Walls		***						
Townhouse of	r Duplex	Style:		Resi	dentia	al Qua	lity: 30			(6)		Po	le Frame	:						
(301) 🗆 On	e Story			(10)		Low				Cost	Rai	nk:			District Control of the Control of t	Con	ditio	т:		
(302) 🗆 Tw	o Story			(20)		Fair				(10)		Lo	W			(10)		Wom	Out	
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(308) 🗆 Spl	it Level			(40)		Good	1			(30)		Αt	ove Ave	rag	je	(30)		Averaş	ge	
(309) 🗆 21/	/2 Story			(50)		Very	Good			(40)		Hi	gh			(40)		Good		
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(305) 🗆 Two	o Story I	Duplex								7 2 de			1971 1971 1971			(60)		Excell	ent	
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					18 111111													(Conti	nue or	ı back)

NEBRASKA

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



FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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	12 2026					
WEBSTER - 91 ▼		_17_Yr2026					
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)						
Victor L. Kugler and Carol D. Kugler	Jolene Arner and Allen Arner						
Street or Other Mailing Address	Street or Other Mailing Address 802 N Webster St						
City Lastmi State Zip Code (299 U	Red Clolud NE	Zip Code 68970					
Phone Number - 74Ce - 2930	Phone Number 1458 Is the grantee a 501(c)(3) organization of the property of t						
Email Address n/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.						
	Property Type	(C)					
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home					
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	ase Personal Rep. Trust/Trustee	Other					
	Life Estate Sale Tru or Trust Partition Satisfaction of Contract Oth	nsfer on Death stee to Beneficiary ner (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	o, 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.)						
	artnership, or LLC Self Othe	r					
Brothers and Sisters Grandparents and Ch	= .						
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	illd Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate)					
\$29,490	Yes V No \$	%					
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Ves GTA	(If Yes, include the name					
18 Address of Property 802 N Webster ST Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees						
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
The South Fifty feet (S50') of Lots One (1) and Two County, Nebraska	(2), Block A, Original Town of Red Clo	oud, Webster					
21 If agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed	22 \$	1,000.00					
Yes Violettes, enter dollar amount and attach itemized list.) (see in	nstructions)	1					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	1,000,00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5 H						
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement. Jolene Arner	t and that it is, to the best of my knowledge and belief, true, cor	mplete, and					
Print or Type Name of Grantee or Authorized Representative	Grantoe	Phone Number 4/ 17 /2024					
Goodful Cycles	Grantee	Date 72024					
Here V							
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only					
Mo. 4 Day 17 yr a4 \$ Exempt #5a	BK2024 Pa 597						
Nebraska Department of Revenue		v. Stat. §§ 76-214, 77-1327(2)					

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of April A.D., 20 24, at 11:33 o'clock A.M. Recorded in Book 2024 on Page 59 NEBRASKA DOCUMENTARY STAMP TAX Date 4-17-24 STAMP TAX DATE 5-18 DA
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 QUITCLAIM DEED
Victor L. Kugler and Carol D. Kugler, husband and wife, Grantors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Jolene Arner and Allen
Arner, wife and husband, as joint tenants, the following described real estate (as defined in Neb.
Rev. Stat. 76-201):
The South Fifty feet (S50') of Lots One (1) and Two (2), Block A, Original Town of Red Cloud, Webster County, Nebraska
Executed April 17, 2024
Vinta Langly Course & Grega
Victor L. Kugler Carol D. Kugler
STATE OF NEBRASKA) GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2024)
The foregoing instrument was acknowledged before me on April 17, 2024 by Victor L. Kugler and Carol D. Kugler, husband and wife.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date					Scl	hool Dis	trict Cod	e		and and Tables	
91	20	24	588		4/:	L5/2024	Base:	91-0	074	1	Affil	iated:		U.	nifi	ed:	
Location	$\overline{\mathbf{D}}$	Sale	Number	Us	eabili	ty & Code#		, 147 142 m				Parcel N	lumber				
0003426	501		56		1		GeoCde	Twr	Rı	ıg	Sect	. Qrt	Subdiv	Are	a	Blk .	Parcel
	Di	ate of S	ale Assessed	Valu	ie :		4133				00	0	20095			000	0000
Land		Imp	provements	\$ \$		Total			Date	of S	ale I	Property	Classifi	catio	n C	ode	
8	,280		617,960	0		626,240	Status	P	roperty	Тур	ě	Zoning	Locatio	n .	City	Size	Parcel Size
Assessor Lo	cation:	BLUE	HILL (I	3H)			A) 1	В)	0	1		C) 1	D) 1	E)	6	F) 3
						Residential				yersi Shiad			Comme	rcial			No. of London
	Mul	tiple Im	provements:	Multi	ple. Imp	rovements.:			Multi	ple. I	mpro	vements. :					
		Constr	uction Date:	Const	ruction	Date: 20	01		Const	ructi	on Da	ite:					
			Floor:	Floor	Sq. Ft.				Floor	Sq. I	7t. :						
		Buildin	g Cost New:	Cost		395,7			Cost			all and the		-10			JM(2)
Single Family	Style:	101	**************************************	Resi	dentia	Condition: 4	0		Com	mer	cial (Occupano	y Code:				
(100) □ Mo	bile Horr	1e		(10)		Worn Out			Prim				her1:	h cycle -		ther2:	. Proposition of the control of the
(101) 🗷 One	e Story			(20)		Badly Worn			Com	mer	cial (Construc	tion Class	1.4.34 • 74.34			
(102) 🗆 Tw	o Story			(30)		Average			(1)		Fire	proof Str	uctural Ste	el Fra	me		
(103) □ Spl	it Level			(40)	*	Good			(2)		Rei	nforced C	oncrete Fi	ame			
(104) □ 1 1/2 Story			(50)		Very Good			(3) Masonry Bearing Walls									
(111) □ Bi-Level			(60)		Excellent			(4)		Wo	od or Stee	el Framed	Ext. V	Vall	s		
(106) □ Oth	ier	***********			200				(5)		Met	tal Frame	and Walls				
Townhouse or	r Duplex	Style:		Resi	dential	Quality: 40			(6)		Pole	e Frame					
(301) 🗆 One	e Story			(10)	· 🗆	Low			Cost	Rar	ık:			Cond	itio	a:	
(302) □ Tw	o Story			(20)		Fair			(10)		Lov	v .		(10)		Worn	Out
(307) 🗆 11/				(30)		Average			(20)		Ave	erage		(20)		Badly	Worn
(308) 🗆 Spl	it Level			(40)		Good			(30)		Abo	ove Avera	ge	(30)		Averaş	ge
(309) 🗆 21/				(50)		Very Good			(40)	D Section	Hig	h	area area area area area area area area	(40)		Good	
(304) 🗆 One				(60)		Excellent	Park of the second of the	Ph. 18. 14. 1			Ā.B	i de Mari		(50)		Very (Good
(305) □ Two	o Story I	Juplex		Great Street										(60)		Excelle	ent
Assessor's					`												
Assessor Co	mment	s and R	eason for A	djust	ment:												
JTWD																	
C 4	<u> </u>							~					····				
Comments 1							···- · · · · · · · · · · · · · · · · ·	Comr	nents								
000342														<u> </u>			
																	 .
																(Conti	nue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

DEPARTMENT OF REVENUE

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

1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	5 2024					
WEBSTER - 91	Mo. 4 Day 15 Yr. 2024 Mo. 4 Day 15	Yr. 2024					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Stanley D. Rouse and Tania L. Rouse	Jerad M Niederklein and Mikyla M. Niederklein						
Street or Other Mailing Address	Street or Other Mailing Address 414 Northwest Railway Street						
City State Zip Code 50273	City State NE	Zip Code 68930					
Phone Number 402 - 984 - 2326	Phone Number Is the grantee a 501(c)(3) organization?	Yes No No Yes No					
Email Address N/a	Email Address n/a	500 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5					
7 Property Classification Number. Check one box in categories A and B. Check C i	Less as	***************************************					
) Property Type	(C)					
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved	Mineral Interests-Producing Exempt						
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff Other	er					
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee						
	neral Quit Claim Warranty						
kind exchange (I.R.C. § 1031		r on Death to Beneficiary					
Exchange) by buyer or seller?	or Trust Partition Satisfaction of Contract Other (E						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, sta						
✓ Yes No	Yes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel							
	Partnership, or LLC Self Other						
	and Grandchild Spouse Step-parent and Step-child						
Ex-spouse Parents and C	15 Was the mortgage assumed? (If Yes, state the amount and interes	et rate \					
\$515,000	Yes V No \$	%					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Ye	s, include the name					
Yes V No	of the agent or title company contact.) Yes Southern Title.						
18 Address of Property 414 Northwest Railway Street Blue Hill, N 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
Lot Eight (8), Buss Subdivision to Blue Hill, Nebraska, accord Southeast Quarter (SE1/4) of Section Four (4), Township Fou County, Nebraska							
21 If agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed		515,000 <mark>.</mark> 00					
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	ļ					
	\$	515,000,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	515,000,00					
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 statemed correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complet	te, and					
Jerad M. Niederklein	462.	200-0367					
Print or Type Name of Grantee or Authorized Representative		none Number					
sign Jural M. Medeulleur	Grantee	4/15/2024					
here Signature of Grantee or Authorized Representative	Title Da	ate					
Register of Deed's Use O		or Dept. Use Only					
26 Date Deed Recorded Mo. 4 Day 15 yr. 27 Value of Stamp or Exempt Number \$ 158.75	RK204 Pa 588						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Superseries 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev. Sta	it. §§ 76-214, 77-1327(2)					

State of Nebras County of Webs	ka }ss. ter}ss.
•	Entered on the
	and filed for record in the
Clerk's office of	said county this 19 day
of Hori	A.D., 2024, at 3:49
o'clock OM.	Recorded in Book
on Page 1	588
appear	Haria County Clerk
10.00	O (1) Deputy
Ind Comp	Accorder Carded

NEBRASKA DOCUMENTARY
STAMPIAX
Date 4-15-24
\$ 1158-75 by 45

AFTER RECORDING RETURN TO: Charles W. Hastings, Fraser Stryker PC LLO, P.O. Box 1044, Hastings, NE 68902

JOINT TENANCY WARRANTY DEED

STANLEY D. ROUSE and TONIA L. ROUSE, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, received from GRANTEES, JERAD M. NIEDERKLEIN and MIKAYLA M. NIEDERKLEIN, husband and wife, convey to GRANTEES as joint tenants and not as tenants in common, all of GRANTORS' interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Eight (8), Buss Subdivision to Blue Hill, Nebraska, according to the recorded plat thereof, the same being a part of the Southeast Quarter (SE ¼) of Section Four (4), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

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

Executed: April _/5, 2024.

STANLÉY D. ROUSE

TONIA I ROLISE

STATE OF NEBRASKA

) ss:

COUNTY OF ADAMS

NTY OF ADAMS)

The foregoing instrument was acknowledged before me on April 15, 2024 by STANLEY D. ROUSE and TONIA L. ROUSE, husband and wife, GRANTORS.

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

Notary Public