

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|------|--------------|-----------|--|------------------|---|---------------|---|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 834 | 5/14/2024 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000302800 | | 72 | | 1 | | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4133 | | | 00 | 0 | 20005 | | 008 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 3,495 | | 234,060 | | 237,555 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple. Improvements. : | | | | Multiple. Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1967 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,484 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 221,655 | | | | Cost : | | | | | | |
| Single Family Style: 101 | | | | Residential Condition: 35 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input checked="" type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | Comments: | | | | | | | | | |
| 000302800 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

Real Estate Transfer Statement

72

FORM
521

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

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

| | | | | | | | |
|--|--|---------------------------------------|--|---|--|--|--|
| 1 County Name WEBSTER - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>05</u> Day <u>14</u> Yr. <u>2024</u> | | 4 Date of Deed Mo. <u>05</u> Day <u>03</u> Yr. <u>2024</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jerad M. Niederklein and Mikayla M. Niederklein Street or Other Mailing Address 414 NW Railway St. City Blue Hill State NE Zip Code 68930 | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Megan J. Tucker Street or Other Mailing Address 506 W. Nemaha St. / P.O. Box 312 City Blue Hill State NE Zip Code 68930 | | | |
| Phone Number (402) 920-2043 | | Phone Number (308) 643-7095 | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Email Address N.A. | | | | Email Address N.A. | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$225,000

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

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

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

18 Address of Property
**506 W. Nemaha St.
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

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

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

| | | | |
|--|----|----|------------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 225,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 225,000.00 |

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

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

Danielle L. Kelley (402) 463-4198
Closing Department Manager Phone Number
Signature of Grantee or Authorized Representative **Danielle L. Kelley** 05-14-2024
Title Date

| Register of Deed's Use Only | | For Dept. Use Only |
|---|--|---|
| 26 Date Deed Recorded Mo. <u>5</u> Day <u>15</u> Yr. <u>24</u> | 27 Value of Stamp or Exempt Number \$ <u>506.25</u> | 28 Recording Data BK 2024, Pg 834 |

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/15/24
\$ 506.25 By AS

Bk 2024, Pg 834

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 15 day of May A.D., 2024, at 08:37 o'clock AM. Recorded in Book 2024 on Page 834

Abigail King

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

Nieder Klein

The Grantors, **JERAD M. NIEDERKLEIN AND MIKAYLA M. NIEDERKLEIN, 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:

- (1) 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;
- (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.

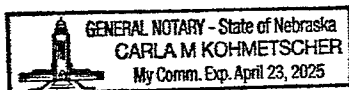
Executed May 3, 2024

Jerad M. Nieder Klein
Jerad M. Nieder Klein

Mikayla M. Nieder Klein
Mikayla M. Nieder Klein
Nieder Klein

STATE OF NEBRASKA }
COUNTY OF Nuckolls } ss

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



Carla M. Kohmetscher
Notary Public - Carla M. Kohmetscher

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|--|--------------|---------------------|-----------|---|---------------|------------------|----------|--|-------------|--|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | |
| 91 | 2024 | 832 | 5/10/2024 | Base: 91-0074 | | Affiliated: | | Unified: | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000333600 | 71 | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4133 | | | 00 | 0 | 20055 | | 006 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 5,670 | 89,240 | 94,910 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | |
| Construction Date: | | | | Construction Date : 1963 | | | | Construction Date : | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,175 | | | | Floor Sq. Ft. : | | | | |
| Building Cost New: | | | | Cost : 152,430 | | | | Cost : | | | | |
| Single Family Style: 101 | | | | Residential Condition: 25 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | |
| WD | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | |
| 000333600 | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | |

Real Estate Transfer Statement

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

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

| | | | |
|--|------------------------------|---|---|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>5</u> Day <u>10</u> Yr. <u>24</u> | 4 Date of Deed Mo. <u>5</u> Day <u>9</u> Yr. <u>24</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alan Schmidt and Michele Schmidt Street or Other Mailing Address 5010 N 155th Ave. City Omaha State NE Zip Code 68116 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John D. Kinley and Jill A. Kinley Street or Other Mailing Address 105 South Ash Street City Blue Hill State NE Zip Code 68930 | |
| Telephone Number (402) 984-5293 | | Phone Number (402) 469-2305 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address 1957geos@gmail.com | | Email Address ikinley@gtmc.net | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$115,000.00

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

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

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

18 Address of Property
**105 South Ash Street
Blue Hill, NE 68930**

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**John D. Kinley and Jill A. Kinley
105 South Ash Street
Blue Hill, NE 68930**

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

21 If agricultural, list total number of acres _____.

| | | | | |
|--|----|----|---------|----|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 115,000 | 00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) | 23 | \$ | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 115,000 | 00 |

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

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

▶ **John D. Kinley** (402) 469-2305
Print or Type Name of Grantee or Authorized Representative Phone Number

sign here ▶ Signature of Grantee or Authorized Representative GRANTEE Title 5/10/24 Date

| Register of Deeds' Use Only | | For Dept. Use Only |
|---|--|---|
| 26 Date Deed Recorded Mo. <u>5</u> Day <u>10</u> Yr. <u>24</u> | 27 Value of Stamp or Exempt Number \$ <u>258.75</u> | 28 Recording Data BK 2024, Pg 832 |

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

Abigail King 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, GRANTEEES, hereby conveys to GRANTEEES, 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 GRANTEEES 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
Alan Schmidt
Michele Schmidt
Michele Schmidt

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 9 day of May, 2024 by Alan Schmidt and Michele Schmidt, a married couple.

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

David Rief

[Signature]
Notary Public
GI0004460

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|--|-------|---|---------------|---|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 831 | 5/10/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000135700 | | 70 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4371 | | | 00 | 0 | 10025 | | 001 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,420 | | 104,580 | | 106,000 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1920 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,344 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 177,555 | | | | Cost : | | | | | | |
| Single Family Style: 104 | | | | Residential Condition: 30 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| JTWD; SALE BETWEEN PARENT & CHILD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000135700 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

(Continue on back)

Real Estate Transfer Statement

70

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

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

| | | | | | | | |
|--|--|---------------------------------|--|--|--|---|--|
| 1 County Name WEBSTER - 91 | | 2 County Number WEBSTER - 91 | | 3 Date of Sale/Transfer Mo. 5 Day 10 Yr. 2024 | | 4 Date of Deed Mo. 5 Day 10 Yr. 2024 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald T. Strobl and Lara J. Strobl Street or Other Mailing Address 835 N Walnut City Red Cloud State NE Zip Code 68970 Phone Number (402) 984-3518 Email Address n/a | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Davis and Shelby Davis Street or Other Mailing Address 428 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number n/a Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$104,700

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

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

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

18 Address of Property
428 N Chestnut 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 Fifteen feet of Lot Sixteen (16) and all of Lots Seventeen (17) and Eighteen (18), Block One (1), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

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

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

Shelby Davis

sign here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Phone Number

5/ /2024

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|--|--|--------------------------------------|
| 26 Date Deed Recorded Mo. 5 Day 10 Yr. 24 | 27 Value of Stamp or Exempt Number \$ Exempt # 5a | 28 Recording Data BK 2024, Pg 831 |
|--|--|--------------------------------------|

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 831

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 10:33 o'clock A M. Recorded in Book 2024 on Page 831
Abby Harris County Clerk
AD Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-10-24
\$ Exempt # 5a By AD

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

JOINT TENANCY WARRANTY DEED

Ronald T. Strobl and Lara J. Strobl, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received 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 defined in Neb. Rev. Stat. 76-201):

The South Fifteen feet of Lot Sixteen (16) and all of Lots Seventeen (17) and Eighteen (18), Block One (1), LeDuc's Addition to the City of Red Cloud, 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;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed May 10, 2024.

Ronald T. Strobl
Ronald T. Strobl

Lara J. Strobl
Lara J. Strobl

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 10, 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

Teresa L. Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|---|-------|---|---------------|--|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 806 | 4/14/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000140600 | | 69 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4371 | | | 00 | 0 | 10025 | | 007 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,640 | | 25,155 | | 26,795 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1915 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 885 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 83,560 | | | | Cost : | | | | | | |
| Single Family Style: 104 | | | | Residential Condition: 20 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD; TRANSFER TO LLC | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000140600 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

31500

Real Estate Transfer Statement

69

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

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

| | | | | | | | |
|--|--|-----------------|--|---|--|---|--|
| 1 County Name WEBSTER - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. 4 Day 19 Yr. 2024 | | 4 Date of Deed Mo. 4 Day 14 Yr. 2024 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address n/a | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties II, LLC, a NE limited liability company Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$25,665

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

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

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

18 Address of Property
728 N Cherry St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
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 5b _____

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

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

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

Charles R. Van Beber Grantee 4/14/2024

Signature of Grantee or Authorized Representative Title Date

| Register of Deed's Use Only | | | For Dept. Use Only |
|---|---|--------------------------------------|--------------------|
| 26 Date Deed Recorded Mo. 5 Day 8 Yr. 24 | 27 Value of Stamp or Exempt Number \$ Exempt #5b | 28 Recording Data BK 2024, Pg 204 | |

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 8 day
of May A.D., 2024, at 1:54
o'clock P.M. Recorded in Book 2024
on Page 806
Anbeutlanig County Clerk
10.000 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-24
\$ Exempt #5b By AD

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

WARRANTY DEED

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

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

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 14, 2024.

Charles R. Van Beber
Charles R. Van Beber

Merna C. Van Beber
Merna C. Van Beber

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 14, 2024 by Charles R. Van Beber and Merna C. Van Beber, husband and wife.

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

Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|--|--------------|--------------|-----------|----------------------|-------|---|---------------|----------|----------|-----------|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 776 | 5/7/2024 | Base: 65-0011 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001111300 | | 68 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdtv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4375 | 2 | 9 | 24 | 0 | 00000 | 1 | 000 | 2921 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 974,660 | | 67,010 | | 1,041,670 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Irrigation Type: | | | | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED | 1A1 | | | | | GRASSLAND | 1G1 | 52.050 | | 80,675 | | | | |
| | 1A | 45.600 | | 262,885 | | | 1G | 36.870 | | 57,150 | | | | |
| | 2A1 | 31.860 | | 183,675 | | | 2G1 | 55.160 | | 79,065 | | | | |
| | 2A | 1.280 | | 7,100 | | | 2G | | | | | | | |
| | 3A1 | | | | | | 3G1 | | | | | | | |
| | 3A | | | | | | 3G | | | | | | | |
| | 4A1 | 16.350 | | 86,490 | | | 4G1 | | | | | | | |
| | 4A | 1.480 | | 7,825 | | | 4G | 10.760 | | 12,020 | | | | |
| DRYLAND | 1D1 | | | | | Shelterbelt/Timber | | | | | | | | |
| | 1D | 23.800 | | 65,455 | | Accretion | | | | | | | | |
| | 2D1 | 22.030 | | 60,585 | | Waste | | | | | | | | |
| | 2D | 10.510 | | 28,905 | | Other | | | | | | | | |
| | 3D1 | | | | | AG LAND TOTAL | | 309.200 | | 935,820 | | | | |
| | 3D | | | | | Roads | | 5.930 | | | | | | |
| | 4D1 | | | | | Farm Sites | | 1.000 | | 13,840 | | | | |
| | 4D | 1.450 | | 3,990 | | Home Sites | | 1.000 | | 25,000 | | | | |
| | | | | | | Recreation | | | | | | | | |
| | Dwellings | | | 39,560 | | Other | | | | | | | | |
| | Outbuildings | | | 27,450 | | Non-AG TOTAL | | 7.930 | | 38,840 | | | | |
| 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 back)

61500

68

Real Estate Transfer Statement

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

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

| | | | |
|---------------|-----------------|-------------------------|------------------------|
| 1 County Name | 2 County Number | 3 Date of Sale/Transfer | 4 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 Langer | | Grantee's Name (Buyer) Gerald R. Langer and Debra Langer | |
| Street or Other Mailing Address 920 Road 2400 | | Street or Other Mailing Address 920 Road 2400 | |
| City Guide Rock | State NE | City Guide Rock | State NE |
| | Zip Code 68942 | | Zip Code 68942 |
| Phone Number NA | | Phone Number NA | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? |
| | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address NA | | Email Address NA | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

| | | | | |
|---------------------------------------|--------------------------------------|--|--|---|
| <input type="checkbox"/> Distribution | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Transfer on Death |
| <input type="checkbox"/> Auction | <input type="checkbox"/> Easement | <input type="checkbox"/> Gift | <input type="checkbox"/> Life Estate | <input type="checkbox"/> Sale |
| <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Satisfaction of Contract |
| | | | | <input checked="" type="checkbox"/> 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? (If Yes, check the appropriate box.)

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

14 What is the current market value of the real property?
\$968,880

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

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

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

18 Address of Property
920 Road 2400
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 317.13

| | | |
|--|----|------|
| 22 Total purchase price, including any liabilities assumed | \$ | 1,00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | 1,00 |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(a)

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

Matthew D. Baack
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Title

Attorney at Law

(402) 834-3300
Phone Number

5/7/24
Date

| Register of Deed's Use Only | | For Dept. Use Only |
|-----------------------------|------------------------------------|--------------------|
| 26 Date Deed Recorded | 27 Value of Stamp or Exempt Number | 28 Recording Data |
| Mo. 5 Day 8 Yr. 24 | \$ Exempt # 5a | BK2024 Pg 776 |

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/08/24
\$ Ex05a By AS

Bk 2024, Pg 776

State of Nebraska }
County of Webster } ss.

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

Abigail King

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 ½) 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
- 3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: May 7, 2024.

Gerald R. Langer
Gerald R. Langer, *Grantor*

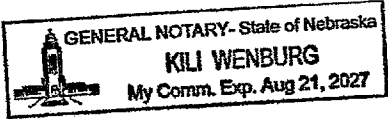
Debra Langer
Debra Langer, *Grantor*

State of Nebraska)

) ss.

County of Adams)

The foregoing instrument was acknowledged before me on the 7th day of May 2024, by **Gerald R. Langer and Debra Langer**, husband and wife, *Grantor*.



Kili Wenburg
Signature, Notary Public

Kili Wenburg
Printed Name, Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|------|--------------|-----------|--|-------|---|---------------|--|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 774 | 4/22/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000153900 | | 67 | | 1 | | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4491 | | | 00 | 0 | 10065 | | 004 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 12,725 | | | | 12,725 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 2 | B) 01 | C) 1 | D) 1 | E) 6 | F) 5 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : | | | | Cost : | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| QCD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000153900 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

(Continue on back)

39120
20130

Real Estate Transfer Statement

67

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

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

| | | | | | | | |
|--|--|---------------------------------|--|--|--|---|--|
| 1 County Name | | 2 County Number WEBSTER - 91 | | 3 Date of Sale/Transfer Mo. 4 Day 22 Yr. 2024 | | 4 Date of Deed Mo. 4 Day 22 Yr. 2024 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kallie A. Patterson Street or Other Mailing Address 6328 Road P City Hebron State NE Zip Code 68370 Phone Number (402) 466-0366 Email Address | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lisa D. Russell and James A. Owens Street or Other Mailing Address 129 South Vine City Red Cloud State Ne Zip Code 68770 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$10,700

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

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

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

18 Address of Property
141 South Vine St Red Cloud, Nebraska

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 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30, in Block 4, Railroad Addition to Red Cloud, Webster County, Nebraska.

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

| | | | |
|--|----|----|-----------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 10,700.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 10,700.00 |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 56.

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
Signature of Grantee or Authorized Representative _____ Title _____ Date 4/22/24

| Register of Deed's Use Only | | For Dept. Use Only |
|---|--|--------------------------------------|
| 26 Date Deed Recorded Mo. 5 Day 7 Yr. 24 | 27 Value of Stamp or Exempt Number \$ 24.75 | 28 Recording Data BK 2024, Pg 774 |

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of May A.D., 2024 at 10:50 o'clock A.M. Recorded in Book 2024 on Page 774
Alpheus King County Clerk
10.20 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-7-24
\$ 24.75 By AS

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.

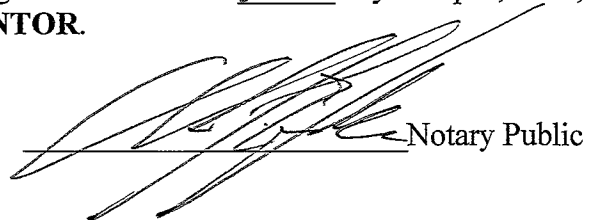
Executed: April 22nd, 2024.


Kallie A. Patterson

STATE OF NEBRASKA)
) ss.
COUNTY OF THAYER)

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

GENERAL NOTARY - State of Nebraska
ALAN L. HOLLE
Notary Public
My Comm. Exp. April 2, 2025


Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
|-----------------------------|------|--------------|-----------|----------------------|----|---|---------------|----------------|----------|----------------|-------------|------|-----|--------|
| 91 | 2024 | 766 | 5/6/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001412900 | | 66 | | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdty | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4489 | 1 | 10 | 30 | 0 | 00000 | 1 | 000 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 486,820 | | | | 486,820 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Irrigation Type: | | | | | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED 1A1 | | | | | | GRASSLAND 1G1 | | 180.240 | | 279,375 | | | | |
| 1A | | | | | | 1G | | 2.540 | | 3,935 | | | | |
| 2A1 | | | | | | 2G1 | | 89.020 | | 129,080 | | | | |
| 2A | | | | | | 2G | | | | | | | | |
| 3A1 | | | | | | 3G1 | | | | | | | | |
| 3A | | | | | | 3G | | | | | | | | |
| 4A1 | | | | | | 4G1 | | | | | | | | |
| 4A | | | | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | | | | Accretion | | | | | | | | |
| 2D1 | | | | | | Waste | | 2.050 | | 1,025 | | | | |
| 2D | | 2.150 | | 5,915 | | Other | | | | | | | | |
| 3D1 | | | | | | AG LAND TOTAL | | 300.540 | | 486,820 | | | | |
| 3D | | | | | | Roads | | 4.510 | | | | | | |
| 4D1 | | 19.740 | | 54,285 | | Farm Sites | | | | | | | | |
| 4D | | 4.800 | | 13,205 | | Home Sites | | | | | | | | |
| | | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | | Other | | | | | | | | |
| Outbuildings | | | | | | Non-AG TOTAL | | 4.510 | | | | | | |

| | |
|--|-------------------------------|
| 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)

64325

Real Estate Transfer Statement

66

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

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

| | | | |
|---------------|---------------------------------|---|--|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 05 Day 06 Yr. 2024 | 4 Date of Deed Mo. 05 Day 06 Yr. 2024 |
|---------------|---------------------------------|---|--|

| | | | |
|--|--|---|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Curtis E. Brumbaugh and Mary J. Brumbaugh Street or Other Mailing Address 1605 River Road City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2621 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Curtis E. Brumbaugh and Mary J. Brumbaugh Street or Other Mailing Address 1605 River Road City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2621 Email Address n/a | |
| | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | |
| | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$106,615

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

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

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

18 Address of Property
Rural Webster Co.

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Curtis E. and Mary J. Brumbaugh
1605 River Road
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

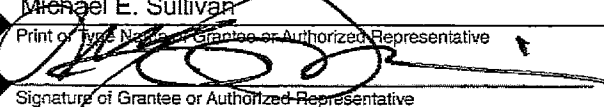
20 Legal Description (Attach additional pages, if needed.)
See Attached

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

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

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

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

| | | |
|-----------|--|--------------------------------|
| sign here | Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative | (402) 462-2119 Phone Number |
| |  Signature of Grantee or Authorized Representative | 05/06/2024 Date |
| | Attorney | |

| Register of Deed's Use Only | | For Dept. Use Only |
|---|---|--------------------------------------|
| 26 Date Deed Recorded Mo. 5 Day 6 Yr. 24 | 27 Value of Stamp or Exempt Number \$ Exempt #5a | 28 Recording Data BK 2024, Pg 766 |

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

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

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

Abbey Waing 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 (jointly 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
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

[Signature]
Notary Public

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. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 758 | 3/29/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 002315100 | | 65 | | 1 | | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4369 | 2 | 12 | 35 | 3 | 00000 | | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 11,090 | | 198,320 | | 209,410 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RURAL (RUR) | | | | A) 1 | B) 03 | C) 3 | D) 2 | E) 0 | F) 5 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : | | | | Construction Date : 1960 | | | | | | |
| Floor: | | | | Floor Sq. Ft. : | | | | Floor Sq. Ft. : 10,064 | | | | | | |
| Building Cost New: | | | | Cost : | | | | Cost : 1,559,920 | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: 313 Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: 3 | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input checked="" type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: 20 | | Condition: 20 | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input checked="" type="checkbox"/> Average | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 002315100 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

72365

L05

Real Estate Transfer Statement

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

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

| | | | | | | | |
|--|--|--|--|--|--|---|--|
| 1 County Name | | 2 County Number WEBSTER - 91 | | 3 Date of Sale/Transfer Mo. <u>03</u> Day <u>29</u> Yr. <u>2024</u> | | 4 Date of Deed Mo. <u>05</u> Day <u>01</u> Yr. <u>2024</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Spring Creek Home, LLC Street or Other Mailing Address 750 Road 500 City Inavale State NE Zip Code 68952 Phone Number (402) 746-3111 Email Address n/a | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) River View Homes, L.L.C. Street or Other Mailing Address 602 Michigan Ave City Inavale State NE Zip Code 68952 Phone Number (402) 746-2734 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | | | |

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

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

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

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

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

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

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

| | |
|---|---|
| 18 Address of Property 602 Michigan Ave Inavale, NE 68952 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) |
| 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant land |

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

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

| | | | | |
|--|----|----|---------|----|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 250,000 | 00 |
| 23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | 50,000 | 00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 200,000 | 00 |

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

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

DAVID B. GARWOOD

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

May 1, 2024

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

| | | |
|--|--|---|
| 26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>24</u> | 27 Value of Stamp or Exempt Number \$ <u>450.00</u> | 28 Recording Data <u>BK 2024, Pg 758</u> |
|--|--|---|

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 Surveyor'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 }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of May A.D., 20 24, at 10:25
o'clock A M. Recorded in Book 2024
on Page 758
Arby Harig County Clerk
10.00 LO Deputy
Ind Comp Assessor Carded

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

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 Surveyor'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.

Executed April 30, 2024.

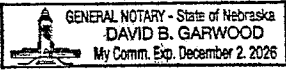
SPRING CREEK HOME, LLC.

BY [Signature]
Michaelle E. Strickland, Member

By [Signature]
Joe J. Strickland, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 30, 2024, by Michaëlle 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

Comm. expires 12-2-26

[Signature]
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|------------------------------------|-------------|---------------------|------------------|--------------------------------|-------|--|----------------------|---------------|-----------------|------------------|--------------------|-------------|------------|---------------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 746 | 4/30/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 002012500 | | 64 | | 4 05 | | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4245 | 3 | 11 | 25 | 0 | 00000 | 1 | 000 | 9740 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 408,350 | | 185,380 | | 593,730 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Irrigation Type: | | | | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED 1A1 | | | | | | GRASSLAND 1G1 | | 117.830 | | 182,635 | | | | |
| 1A | | | | | | 1G | | 53.580 | | 83,050 | | | | |
| 2A1 | | | | | | 2G1 | | 55.690 | | 80,750 | | | | |
| 2A | | | | | | 2G | | | | | | | | |
| 3A1 | | | | | | 3G1 | | | | | | | | |
| 3A | | | | | | 3G | | | | | | | | |
| 4A1 | | | | | | 4G1 | | | | | | | | |
| 4A | | 4.000 | | 21,160 | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | | | | Accretion | | | | | | | | |
| 2D1 | | | | | | Waste | | 3.830 | | 1,915 | | | | |
| 2D | | | | | | Other | | | | | | | | |
| 3D1 | | | | | | AG LAND TOTAL | | 234.930 | | 369,510 | | | | |
| 3D | | | | | | Roads | | 0.990 | | | | | | |
| 4D1 | | | | | | Farm Sites | | 1.000 | | 13,840 | | | | |
| 4D | | | | | | Home Sites | | 1.000 | | 25,000 | | | | |
| | | | | | | Recreation | | | | | | | | |
| Dwellings | | | | 163,035 | | Other | | | | | | | | |
| Outbuildings | | | | 22,345 | | Non-AG TOTAL | | 2.990 | | 38,840 | | | | |

| | |
|--|-------------------------------|
| 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 | |
| | |
| | |
| | |

(Continue on back)

69740

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

64

FORM 521

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

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

| | | | |
|---------------|---------------------------------|--|---|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 4 Day 30 Yr. 2024 | 4 Date of Deed Mo. 4 Day 30 Yr. 2024 |
|---------------|---------------------------------|--|---|

| | | | |
|---|--|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eddie Joe Vavricka and Gloria J. Vavricka Street or Other Mailing Address P O Box 57 City Hildreth State NE Zip Code 68947 Phone Number (308) 470-0128 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Max J. Vavricka and Holly A. Wehrman Street or Other Mailing Address 1215 Road Q City Red Cloud State NE Zip Code 68970 Phone Number (308) 470-0129 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |
|---|--|--|--|

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$450,000

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

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

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

18 Address of Property
Ag Land

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 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 | \$ | 450,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 450,000.00 |

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

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

Max J. Vavricka

(308) 470-0129

sign here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Grantee

4/30/2024

Title

Date

Register of Deed's Use Only

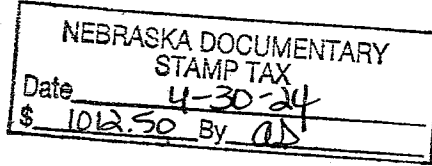
For Dept. Use Only

| | | |
|--|--|--------------------------------------|
| 26 Date Deed Recorded Mo. 4 Day 30 Yr. 24 | 27 Value of Stamp or Exempt Number \$ 1012.50 | 28 Recording Data BK 2024, Pg 746 |
|--|--|--------------------------------------|

State of Nebraska }
County of Webster } ss.

BOOK 2024 PAGE 746

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of April A.D., 2024, at 3:45
o'clock P. M. Recorded in Book 2024
on Page 746
Abbey Tang County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



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

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

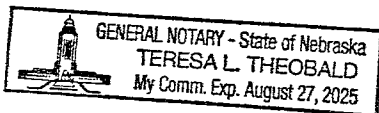
Executed April 30, 2024.

Eddie Joe Vavricka
Eddie Joe Vavricka

Gloria J. Vavricka
Gloria J. Vavricka

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 30, 2024 by Eddie Joe Vavricka and Gloria J. Vavricka, husband and wife.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|--|--------------|--------------|-----------|----------------------|-------|---|-------------------------------|--------------|----------|-----------|-------------|------|-----|---------------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 705 | 4/29/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001806300 | | 63 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4491 | 1 | 11 | 10 | 1 | 00000 | 1 | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 38,845 | | 142,950 | | 181,795 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Irrigation Type: | | | | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED | 1A1 | | | | | GRASSLAND | 1G1 | | | | | | | |
| | 1A | | | | | | 1G | | | | | | | |
| | 2A1 | | | | | | 2G1 | | | | | | | |
| | 2A | | | | | | 2G | | | | | | | |
| | 3A1 | | | | | | 3G1 | | | | | | | |
| | 3A | | | | | | 3G | | | | | | | |
| | 4A1 | | | | | | 4G1 | | | | | | | |
| | 4A | | | | | | 4G | 0.010 | | | | | | 5 |
| DRYLAND | 1D1 | | | | | | Shelterbelt/Timber | | | | | | | |
| | 1D | | | | | | Accretion | | | | | | | |
| | 2D1 | | | | | | Waste | | | | | | | |
| | 2D | | | | | | Other | | | | | | | |
| | 3D1 | | | | | | AG LAND TOTAL | 0.010 | | | | | | 5 |
| | 3D | | | | | | Roads | | | | | | | |
| | 4D1 | | | | | | Farm Sites | 1.000 | | | | | | 13,840 |
| | 4D | | | | | | Home Sites | 1.000 | | | | | | 25,000 |
| | | | | | | | Recreation | | | | | | | |
| | Dwellings | | | | | | Other | | | | | | | 68,900 |
| | Outbuildings | | | | | | Non-AG TOTAL | 2.000 | | | | | | 38,840 |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | Total Recapture Value: | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| TRUSTEE'S DEED; TRANSFER TO RECOVABLE LIVING TRUST | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | | Comments: | | | | | | | |
| 001806300 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

Real Estate Transfer Statement

63

FORM
521

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

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

| | | | |
|--|--|---|--|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. <u>4</u> Day <u>29</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>4</u> Day <u>19</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L Simpson, Succ Tr Simpson Family Trust Street or Other Mailing Address 1571 Waterford Drive City Venice State FL Zip Code 34292 Phone Number (402) 746-4107 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gregory L. Simpson, Tr Gregory L Simpson Rev Liv Tr Street or Other Mailing Address 1571 Waterford Drive City Venice State FL Zip Code 34292 Phone Number (402) 746-4108 Email Address n/a | |
| Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property? _____

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

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

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

18 Address of Property
**1062 Road F
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

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

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

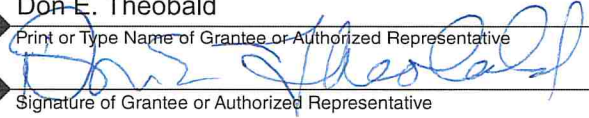
| | | | |
|--|----|----|------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 0.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)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

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

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

sign here

Don E. Theobald (402) 746-2774
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney 4/29/2024
Signature of Grantee or Authorized Representative Title Date

| Register of Deed's Use Only | | | For Dept. Use Only |
|---|--|---|--------------------|
| 26 Date Deed Recorded Mo. <u>4</u> Day <u>29</u> Yr. <u>24</u> | 27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u> | 28 Recording Data <u>BK 2024, pg 705</u> | |

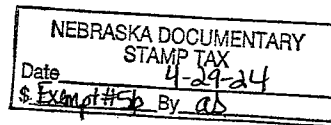
Grantee—Retain a copy of this document for your records.

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 }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of April A.D., 2024, at 3:34 o'clock PM. Recorded in Book 2024 on Page 705
Abbey Havig County Clerk
AD Deputy
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 S89°53'34"W, an arc distance of 535.61 feet to the point of beginning, containing 2.0 acres, more or less.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

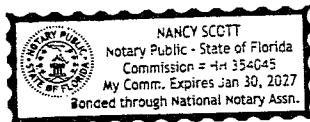
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed April 19, 2024.

Gregory L. Simpson Successor Trustee
Gregory L. Simpson, Successor Trustee

STATE OF Florida)
) ss.
COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me on April 19, 2024, by Gregory L. Simpson, Successor Trustee of the Simpson Family Trust.



Nancy Scott
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------|------|--------------|-----------|----------------------|-------|---|---------------|----------|----------|-----------|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 648 | 4/22/2024 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001610400 | | 62 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4243 | 3 | 10 | 27 | 3 | 00000 | 1 | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 670,155 | | | | 670,155 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Irrigation Type: | | | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED 1A1 | | | | | | GRASSLAND 1G1 | | 45.620 | | 70,710 | | | | |
| 1A | | | | | | 1G | | 33.110 | | 50,415 | | | | |
| 2A1 | | | | | | 2G1 | | 31.130 | | 24,105 | | | | |
| 2A | | | | | | 2G | | | | | | | | |
| 3A1 | | | | | | 3G1 | | | | | | | | |
| 3A | | | | | | 3G | | | | | | | | |
| 4A1 | | | | | | 4G1 | | | | | | | | |
| 4A | | | | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | 135.660 | | 373,070 | | Accretion | | | | | | | | |
| 2D1 | | 1.080 | | 2,970 | | Waste | | 8.020 | | 4,010 | | | | |
| 2D | | 41.290 | | 113,550 | | Other | | | | | | | | |
| 3D1 | | 10.580 | | 29,095 | | AG LAND TOTAL | | 307.300 | | 670,155 | | | | |
| 3D | | | | | | Roads | | 5.670 | | | | | | |
| 4D1 | | 0.050 | | 140 | | Farm Sites | | | | | | | | |
| 4D | | 0.760 | | 2,090 | | Home Sites | | | | | | | | |
| | | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | | Other | | | | | | | | |
| Outbuildings | | | | | | Non-AG TOTAL | | 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) | |

65810
65830

Real Estate Transfer Statement

62

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

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

| | | | | | | | |
|---|--|-----------------|--|---|--|---|--|
| 1 County Name WEBSTER - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. 4 Day 22 Yr. 2024 | | 4 Date of Deed Mo. 4 Day 19 Yr. 2024 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) VAN, L.L.C. Street or Other Mailing Address 4106 Manchester Road City Grand Island State NE Zip Code 68803 Phone Number (308) 382-2900 Email Address | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grace Holdings, Inc. Street or Other Mailing Address 102 Timbercove Road City Marquette State NE Zip Code 68854 Phone Number (308) 237-7711 Email Address | | | |
| Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,355,000

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

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

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

18 Address of Property
rural, none assigned

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 159.10

| | | |
|--|----|--------------|
| 22 Total purchase price, including any liabilities assumed | \$ | 1,355,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | 1,355,000.00 |

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

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

Steven P. Vinton
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Attorney
 Title

(308) 537-7161
 Phone Number
 4/22/2024
 Date

Register of Deed's Use Only

| | | | |
|--|--|-------------------------------------|--------------------|
| 26 Date Deed Recorded Mo. 4 Day 24 Yr. 24 | 27 Value of Stamp or Exempt Number \$ 3048.75 | 28 Recording Data BK2024, Pg 648 | For Dept. Use Only |
|--|--|-------------------------------------|--------------------|

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/24/24
\$3048.75 By AS

Bk 2024, Pg 648

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

Abigail County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Bacon, Vinton, & Venticich, 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:

- (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 19, 2024.

Anthony Porter

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

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF Hall)

The foregoing instrument was acknowledged before me on the 19th day of April, 2024, by Anthony Porter, Member of VAN, L.L.C., a Nebraska limited liability company.

Dan Wasick

Notary Public
Dan Wasick

(Printed Name of Notary)

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

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|--|-------|---|---------------|---|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 646 | 4/23/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000161602 | | 61 | | 4 05 | | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4371 | | | 00 | 0 | 10090 | | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 5,105 | | 21,890 | | 26,995 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1997 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 896 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 43,665 | | | | Cost : | | | | | | |
| Single Family Style: 100 | | | | Residential Condition: 30 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input checked="" type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 20 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input checked="" type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD; SALE BETWEEN PARENT & CHILD | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000161602 000161601 001916301 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

(Continue on back)

Real Estate Transfer Statement

61

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 04 Day 23 Yr. 24
4 Date of Deed Mo. 04 Day 23 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Donald G. Hoffman and Dianne A. Hoffman
6 Grantee's Name, Address, and Telephone (Please Print) Bret Hoffman and Oyun-Erdene Gereltsetseg
City: Red Cloud, NE 68970 vs Surprise, AZ 85388

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved [checked], Unimproved, IOLL
(B) Property Type: Single Family [checked], Industrial, Agricultural, Recreational, Mineral Interests, State Assessed, Exempt
(C) Mobile Home [checked]

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer [], Seller [], No [checked]
10 Type of Transfer: Auction, Court Decree, Exchange, Grantor Trust, Partition, Foreclosure, Easement, Gift, Irrevocable Trust, Life Estate, Sale [checked], Revocable Trust, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

11 Was ownership transferred in full? (If No, explain the division.) Yes [checked], No []
12 Was real estate purchased for same use? (If No, state the intended use.) Yes [checked], 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 [checked], 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 market value of the real property? \$40,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes [], No [checked] \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes [], No [checked]
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 [checked]

18 Address of Property: 836 West 6th Avenue, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee
18a [] No address assigned 18b [] Vacant land

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

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

Table with 2 columns: Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$40,000.00. Row 23: Was non-real property included in the purchase? No [checked] (If Yes, enter dollar amount and attach itemized list.) Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$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 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.

Don E. Theobald

Print or Type Name of Grantee or Authorized Representative

(402) 746-2774

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney

Date

4-23-24

Register of Deed's Use Only
26 Date Deed Recorded Mo. 4 Day 23 Yr. 24
27 Value of Stamp or Exempt Number \$ 90.00
28 Recording Data BR 2024, Pg 646

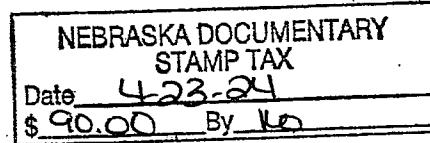
A tract of land in the Northeast corner of Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot 11; thence Westerly in the North line of said Annex Lot 11, a distance of 100 feet; thence Southerly, parallel 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.

State of Nebraska }
County of Webster } ss.

BOOK 2024 PAGE 646

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of April A.D., 2024, at 3:13
o'clock P M. Recorded in Book 2024
on Page 646-647
Abbey Harig County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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):

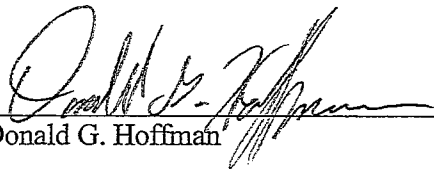
A tract of land in the Northeast corner of Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot 11; thence Westerly in the North line of said Annex Lot 11, a distance of 100 feet; thence Southerly, parallel 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.

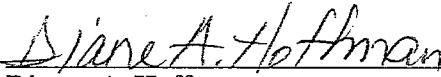
Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (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



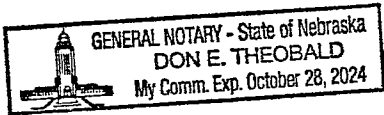
Donald G. Hoffman



Dianne 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.





Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|-------------|---------------------|------------------|--|----|--|---------------|--|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 636 | 4/22/2024 | Base: 91-0074 | | | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000309900 | | 60 | | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4133 | | | 00 | 0 | 20005 | | 022 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 3,990 | | 174,760 | | 178,750 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: BLUE HILL (BH) | | | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1970 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,066 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 164,430 | | | | Cost : | | | | | | |
| Single Family Style: 101 | | | | Residential Condition: 35 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input checked="" type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD; SALE BETWEEN GRANDPARENT & GRANDCHILD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000309900 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

| | | | |
|---|---------------------------------|--|---|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 4 Day 22 Yr. 2024 | 4 Date of Deed Mo. 4 Day 22 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CM & RL, L.L.C. Street or Other Mailing Address 2710 S Baltimore City Hastings State NE Zip Code 68901 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Luke Krabel Street or Other Mailing Address 301 S Sycamore St City Blue Hill State NE Zip Code 68970 | |
| Phone Number (408) 984-7948 | | Phone Number (402) 984-7948 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? |
| Email Address n/a | | Email Address n/a | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$124,000

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

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

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

18 Address of Property
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 | 22 | \$ | 124,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 124,000.00 |

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

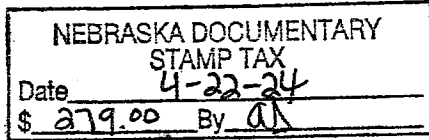
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Luke Krabel (402) 981-2504
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Grantee
 Signature of Grantee or Authorized Representative Title Date
 4/22/2024

| Register of Deed's Use Only | | | For Dept. Use Only |
|--|---|--------------------------------------|--------------------|
| 26 Date Deed Recorded Mo. 4 Day 22 Yr. 24 | 27 Value of Stamp or Exempt Number \$ 279.00 | 28 Recording Data BR 2024, Pg 636 | |

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 22 day of April A.D., 20 24, at 3:49 o'clock P M. Recorded in Book 2024 on Page 636
Abbey Hnig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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.

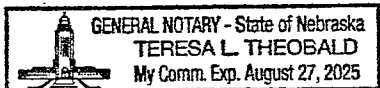
EXECUTED: April 22, 2024.

Coleen Dygert member
Coleen Dygert, Member, *Grantor*

Robert L. Dygert member
Robert L. Dygert, Member, *Grantor*

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 22nd day of April, 2024, by **Coleen Dygert and Robert L. Dygert**, Members, **CM & RL, LLC**, a Nebraska Limited Liability Company, *Grantor*.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | | | | |
|-----------------------------|------|--------------|-----------|----------------------|-------|---|---------------|----------|----------------------|-----------|-------------|----------------|-----|--------|----------------|--|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | | | | |
| 91 | 2024 | 616 | 4/10/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | | | | |
| 002202500 | | 59 | | 4 05 | | GeoCde | Tw | Rng | Sect | Qrt | Subdty | Area | Blk | Parcel | | | |
| Date of Sale Assessed Value | | | | 4493 | 1 | 12 | 10 | 4 | 00000 | 1 | 000 | 0000 | | | | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | | | | |
| 232,995 | | | | 232,995 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | | | | |
| Irrigation Type: | | | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | | | | | | |
| LCG | | | ACRES: | | | VALUE: | | | LCG | | | ACRES: | | | VALUE: | | |
| IRRIGATED 1A1 | | | | | | | | | GRASSLAND 1G1 | | | | | | | | |
| 1A | | | | | | | | | 1G | | | 13.810 | | | 26,585 | | |
| 2A1 | | | | | | | | | 2G1 | | | | | | | | |
| 2A | | | | | | | | | 2G | | | | | | | | |
| 3A1 | | | | | | | | | 3G1 | | | | | | | | |
| 3A | | | | | | | | | 3G | | | 84.160 | | | 151,910 | | |
| 4A1 | | | | | | | | | 4G1 | | | | | | | | |
| 4A | | | | | | | | | 4G | | | 20.800 | | | 36,510 | | |
| DRYLAND 1D1 | | | | | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | | | | | | | Accretion | | | | | | | | |
| 2D1 | | | | | | | | | Waste | | | 35.980 | | | 17,990 | | |
| 2D | | | | | | | | | Other | | | | | | | | |
| 3D1 | | | | | | | | | AG LAND TOTAL | | | 154.750 | | | 232,995 | | |
| 3D | | | | | | | | | Roads | | | 3.970 | | | | | |
| 4D1 | | | | | | | | | Farm Sites | | | | | | | | |
| 4D | | | | | | | | | Home Sites | | | | | | | | |
| | | | | | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | | | | | Other | | | | | | | | |
| Outbuildings | | | | | | | | | Non-AG TOTAL | | | 3.970 | | | | | |

| | |
|--|-------------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| WD; BETWEEN PARENT & CHILD | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 002202500 | |
| | |
| | |
| | |

(Continue on back)

Real Estate Transfer Statement

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

59

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

| | | | | | | | |
|--|--|---------------------------------------|--|---|--|--|--|
| 1 County Name WEBSTER - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>04</u> Day <u>10</u> Yr. <u>2024</u> | | 4 Date of Deed Mo. <u>04</u> Day <u>10</u> Yr. <u>2024</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael L Letson, Jr., Trustee Michael L Letson Trust Street or Other Mailing Address 30 Brandt Drive City Moraga State CA Zip Code 94556-2810 | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael L Letson, Jr, Trustee Michael L Letson, Jr Trust & Alis Street or Other Mailing Address 30 Brandt Drive City Moraga State CA Zip Code 94556-2810 | | | |
| Phone Number (415) 722-4511 | | Phone Number (415) 722-4511 | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Email Address n/a | | | | Email Address n/a | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No 100%

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

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

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

14 What is the current market value of the real property?
\$160,000

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

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

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

18 Address of Property
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**

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 Quarter (SE 1/4) of Section Ten (10), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160/2

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

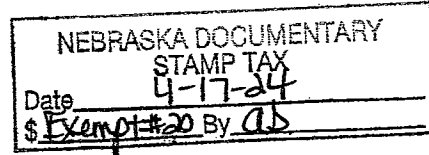
David B. Garwood (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney April _____, 2024
Signature of Grantee or Authorized Representative Title Date

| Register of Deed's Use Only | | For Dept. Use Only |
|---|--|---|
| 26 Date Deed Recorded Mo. <u>4</u> Day <u>17</u> Yr. <u>24</u> | 27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u> | 28 Recording Data <u>BK2024, pg 6/16</u> |

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 April A.D., 20 24, at 3:29
o'clock P.M. Recorded in Book 2024
on Page 616-617
Abbey Hanig County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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 (1/2) interest in the Southeast Quarter (SE1/4) 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 10, 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 is attached, and not the truthfulness, accuracy, or validity of that document.

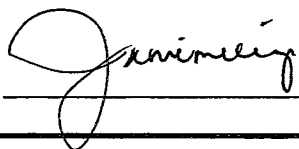
State of California
County of SAN FRANCISCO)

On 04/10/2024 before me, JANINE MARASIGAN, NOTARY PUBLIC
(insert name and title of the officer)

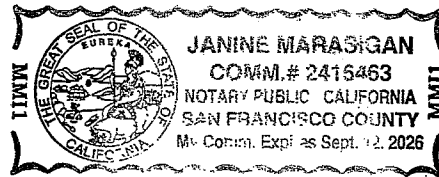
personally appeared Michael L. Letson, Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|------|--------------|-----------|--|------------------|---|---------------|---|----------|--|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 598 | 4/12/2024 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000333700 | | 58 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4133 | | | 00 | 0 | 20055 | | 006 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 5,775 | | 162,650 | | 168,425 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1900 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 2,585 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 258,670 | | | | Cost : | | | | | | |
| Single Family Style: 101 | | | | Residential Condition: 30 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | Comments: | | | | | | | | | |
| 000333700 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

9480

58

Real Estate Transfer Statement

FORM
521

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

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

| | | | | | | | |
|---|--|------------------------------|--|--|--|---|--|
| 1 County Name Webster | | 2 County Number 91 | | 3 Date of Sale/Transfer Mo. 04 Day 12 Yr. 2024 | | 4 Date of Deed Mo. 04 Day 11 Yr. 2024 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Leland L. Ostdiek and Joyce Ostdiek Street or Other Mailing Address 3490 Ewoldt Street, Apt #308 City Grand Island State NE Zip Code 68803 | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kent Pearcy Street or Other Mailing Address 910 W. Saline St. City Blue Hill, NE State 68930 | | | |
| Phone Number NA | | | | Phone Number 360-731-5590 | | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Email Address NA | | | | Email Address NA | | | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$193,000.00

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Little Blue RE-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 assigned 18b Vacant Land

20 Legal Description
Lots 7, 8 and the West 30 feet of Lot 9, Block 6, Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

| | | | |
|--|----|---------|----|
| 22 Total purchase price, including any liabilities assumed | \$ | 193,000 | 00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) | \$ | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | \$ | 193,000 | 00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ | | | |

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

sign here

▶ **Kent Pearcy**
Print or Type Name of Grantee or Authorized Representative

▶ *Kent Pearcy*
Signature of Grantee or Authorized Representative

360-731-5590
Phone Number

April 12, 2024
Date

Grantee or Authorized Representative
Title

| Register of Deeds' Use Only | | For Dept. Use Only |
|---|--|--|
| 26 Date Deed Recorded Mo. 4 Day 17 Yr. 24 | 27 Value of Stamp or Exempt Number \$ 434.25 | 28 Recording Data BK2024, Pg 598 |

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 17 day of April A.D., 2024, at 1:37 o'clock P.M. Recorded in Book 2024 on Page 598-612
Abbey King County Clerk
94.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-17-24
\$ 434.25 By AD

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788

WARRANTY DEED

Leland L. Ostdiek and Joyce Ostdiek, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Kent Pearcy, a single person,

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

Lots 7, 8 and the West 30 feet of Lot 9, Block 6, Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 11 day of April, 2024.

Leland L. Ostdiek
Leland L. Ostdiek

David Ostdiek his attorney-in-fact
By: David Ostdiek his attorney-in-fact

Joyce Ostdiek
Joyce Ostdiek

David Ostdiek her attorney-in-fact
By: David Ostdiek her attorney-in-fact

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 11 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
Sara A. Schutte

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

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 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.

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 a survivor benefit pursuant to a retirement plan;
 - e. Exercise fiduciary powers that the principal could have delegated by law or other authority.
 - f. All general authority provided in Neb. Rev. Stat. §§ 30-501 through 30-513, or any successor statutes 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 electronic-communication 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 by an electronic-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;

- l. 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 of the powers of an account owner of any tax-advantaged 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 2nd day of July, 2020.

Leland Ostdiek

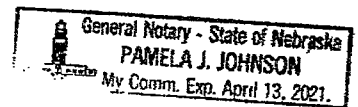
Leland Ostdiek

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me this 2 day of July, 2020, by Leland Ostdiek.

[SEAL] Pamela J. Johnson

Notary Public



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.

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 a survivor benefit pursuant to a retirement plan;
 - e. Exercise fiduciary powers that the principal could have delegated by law or other authority.
 - f. All general authority provided in Neb. Rev. Stat. §§ 30-501 through 30-513, or any successor statutes 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 electronic-communication 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 by an electronic-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 of the powers of an account owner of any tax-advantaged 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

Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
|--|------|--------------|-----------|---|----|---|---------------|---|----------|--|-------------|------|-----|--------|
| 91 | 2024 | 597 | 4/17/2024 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000101100 | | 57 | | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4371 | | | 00 | 0 | 10005 | | 000 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 905 | | 30,440 | | 31,345 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1910 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,191 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 140,735 | | | | Cost : | | | | | | |
| Single Family Style: 101 | | | | Residential Condition: 20 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| QCD; BETWEEN PARENT & CHILD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000101100 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

(Continue on back)

Real Estate Transfer Statement

57

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

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

| | | | |
|---|---------------------------------|---|---|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 4 Day 17 Yr. 2024 | 4 Date of Deed Mo. 4 Day 17 Yr. 2026 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Victor L. Kugler and Carol D. Kugler Street or Other Mailing Address 503 Lane C City: Hastings State: NE Zip Code: 68904 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jolene Arner and Allen Arner Street or Other Mailing Address 802 N Webster St City: Red Cloud State: NE Zip Code: 68970 | |
| Phone Number 402-746-2930 | Phone Number 402-251-7458 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | |
| Email Address n/a | Email Address n/a | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$29,490

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

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

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

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 (2), Block A, Original Town of Red Cloud, Webster County, Nebraska

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

| | | | |
|--|----|----|----------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 1,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 1,000.00 |

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

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

sign here

Jolene Arner
Print or Type Name of Grantee or Authorized Representative

Jolene Arner
Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number
4/17/2024

Date

| Register of Deed's Use Only | | For Dept. Use Only |
|--|--|-------------------------------------|
| 26 Date Deed Recorded Mo. 4 Day 17 Yr. 24 | 27 Value of Stamp or Exempt Number \$ Exempt # 5a | 28 Recording Data BK2024, Pg 597 |

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|------|--------------|-----------|---|-------|---|---------------|---|----------|--|--------------|------|------|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 588 | 4/15/2024 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000342601 | | 56 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4133 | | | | 00 | 0 | 20095 | | 000 | 0000 | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 8,280 | | 617,960 | | 626,240 | | Status | Property Type | Zoning | Location | City Size | Parcel Size: | | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 3 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 2001 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 2,228 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 395,725 | | | | Cost : | | | | | | |
| Single Family Style: 1.01 | | | | Residential Condition: 40 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input checked="" type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 40 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input checked="" type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| JTWD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000342601 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

Real Estate Transfer Statement

56

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

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

| | | | |
|---------------|---------------------------------|--|---|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 4 Day 15 Yr. 2024 | 4 Date of Deed Mo. 4 Day 15 Yr. 2024 |
|---------------|---------------------------------|--|---|

| | | | |
|--|--|---|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stanley D. Rouse and Tania L. Rouse Street or Other Mailing Address PO Box 5 City Wimberly State IA Zip Code 50273 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jerad M Niederklein and Mikyla M. Niederklein Street or Other Mailing Address 414 Northwest Railway Street City Blue Hill State NE Zip Code 68930 | |
| Phone Number 402-984-2326 | | Phone Number 402-300-0367 | |
| Email Address n/a | | Email Address n/a | |

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$515,000

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

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

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

18 Address of Property
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, according to the rcordeed plat thereof, the same being a part of the Southeast Quarter (SE1/4) of Section Four (4), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

| | | | |
|--|----|----|------------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 515,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 515,000.00 |

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

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

Jerad M. Niederklein

Print or Type Name of Grantee or Authorized Representative

Jerad M. Niederklein
Signature of Grantee or Authorized Representative

Grantee

402-300-0367
Phone Number

4/15/2024
Date

sign here

| Register of Deed's Use Only | | For Dept. Use Only |
|--|--|-------------------------------------|
| 26 Date Deed Recorded Mo. 4 Day 15 Yr. 24 | 27 Value of Stamp or Exempt Number \$ 1158.75 | 28 Recording Data BK2024, Pg 588 |

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 588

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of April A.D., 2024, at 3:49 o'clock p.M. Recorded in Book 2024 on Page 588
Abbey Harig County Clerk
AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-15-24
\$ 1158.75 By AD

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):

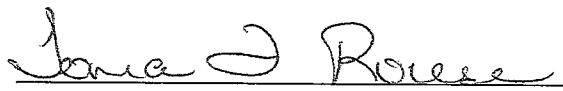
Lot Eight (8), Buss Subdivision to Blue Hill, Nebraska, according to the recorded plat thereof, the same being a part of the Southeast Quarter (SE ¼) of Section Four (4), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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.

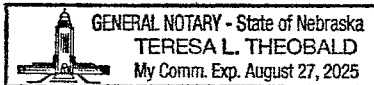
Executed: April 15, 2024.



STANLEY D. ROUSE


TONIA L. ROUSE

STATE OF NEBRASKA)
) ss:
COUNTY 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