

Residential & Commercial Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code								
91		2024	1064	4/23/2024		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000162000		91	3			GeoCde	Twn	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								
3,280		123,880		127,160		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
				Residential		Commercial								
Multiple Improvements:		Multiple Improvements :				Multiple Improvements :								
Construction Date:		1925				Construction Date :								
Floor:		1,231				Floor Sq. Ft. :								
Building Cost New:		144,025				Cost :								
Single Family Style: 104		Residential Condition: 30				Commercial Occupancy Code:								
(100) ☐ Mobile Home		(10) ☐ Worn Out				Primary: Other1: Other2:								
(101) ☐ One Story		(20) ☐ Badly Worn				Commercial Construction Class:								
(102) ☐ Two Story		(30) ☒ Average				(1) ☐ Fireproof Structural Steel Frame								
(103) ☐ Split Level		(40) ☐ Good				(2) ☐ Reinforced Concrete Frame								
(104) ☒ 1 1/2 Story		(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls								
(111) ☐ Bi-Level		(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls								
(106) ☐ Other						(5) ☐ Metal Frame and Walls								
Townhouse or Duplex Style:		Residential Quality: 40				(6) ☐ Pole Frame								
(301) ☐ One Story		(10) ☐ Low				Cost Rank: Condition:								
(302) ☐ Two Story		(20) ☐ Fair				(10) ☐ Low (10) ☐ Worn Out								
(307) ☐ 1 1/2 Story		(30) ☐ Average				(20) ☐ Average (20) ☐ Badly Worn								
(308) ☐ Split Level		(40) ☒ Good				(30) ☐ Above Average (30) ☐ Average								
(309) ☐ 2 1/2 Story		(50) ☐ Very Good				(40) ☐ High (40) ☐ Good								
(304) ☐ One Story Duplex		(60) ☐ Excellent				(50) ☐ Very Good								
(305) ☐ Two Story Duplex						(60) ☐ Excellent								
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD - SUBSTANTIALLY CHANGED SINCE LAST REVIEW														
Comments from														
000162000														
(Continue on back)														

40000

NEBRASKA

Real Estate Transfer Statement

FORM
521

Good Life. Great Service.
DEPARTMENT OF REVENUE

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

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

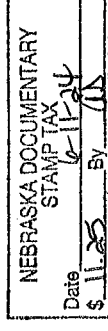
1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 24	4 Date of Deed Mo. 4 Day 23 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alexandrea J Minnick n/k/a Trew and Jeremie Trew Street or Other Mailing Address 1029 RD 1600 City Red Cloud State NE Zip Code 68970 Phone Number (308) 832-7070 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David Lee Reiman and Heather R Reiman Street or Other Mailing Address 221 S Seward St City Red Cloud State NE Zip Code 68970 Phone Number (531) 229-7297 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☐ No 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 ☒ Improved ☐ Unimproved ☐ IOLL		(B) Property Type ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Trust/Trustee ☐ Quit Claim ☒ Warranty	
(C) ☐ State Assessed ☐ Exempt		☐ Mobile Home	
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Conservator ☐ Corrective ☐ Distribution ☐ Easement ☐ Executor ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☒ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Other (Explain)			
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 ☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No			
12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Step-parent and Step-child ☐ Other			
14 What is the current market value of the real property? \$77,565			
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 33 N Walnut St Red Cloud, NE 68970			
19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee			
18a ☐ No address assigned 18b ☐ Vacant land			
20 Legal Description (Attach additional pages, if needed.) See Attached			
21 If agricultural, list total number of acres transferred in this transaction			
22 Total purchase price, including any liabilities assumed			
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McGracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative sign here			
(402) 746-3613 Phone Number 6/11/24 Date			
For Dept. Use Only			
26 Date Deed Recorded Mo. 6 Day 11 Yr. 24		27 Value of Stamp or Exempt Number \$ 11.25	
28 Recording Data BK2024fg 1064		29	

A tract of land on the Northeast Quarter ($NE\frac{1}{4}$) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows:
Beginning at a point 530 feet South of the Northeast corner of Annex Lot 13 to the City of Red Cloud, thence West 142 feet, thence South 150 feet, thence East 142 feet, thence North 150 feet to the point of beginning.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of JUNE A.D., 2024, at 1:36
o'clock P.M. Recorded in Book 2024
on Page 1064

Alley Trew County Clerk
ID # 8 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Alexandrea J. Minnick n/k/a Alexandria J. Trew and Jeremie Trew, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to David Lee Reiman and Heather Renee Reiman, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land on the Northeast Quarter (NE¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 530 feet South of the Northeast corner of Annex Lot 13 to the City of Red Cloud, thence West 142 feet, thence South 150 feet, thence East 142 feet, thence North 150 feet to the point of beginning.

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

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

Executed April 23, 2024.

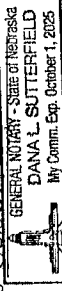
Alexandrea J. Trew
Alexandrea J. Trew

Jeremie Trew
Jeremie Trew

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 23, 2024, by Alexandria J. Trew and Jeremie Trew, wife and husband.

Comm. expires October 1, 2025



Dana L. Sutterfield
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code								
91		2024	1063	6/6/2024		Base: 01-0123		Affiliated: Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000501000		90		4 05		GeoCde	Twn	Rug	Sect	Qrt	Subdiv	Area	Blk	Parcel
						4131			00	0	30005		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,015		63,855		65,870		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
			Residential			Commercial								
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :								
Construction Date:			1900			Construction Date :								
Floor:			1,452			Floor Sq. Ft. :								
Building Cost New:			139,480			Cost :								
Single Family Style: 101			Residential Condition: 30			Commercial Occupancy Code:								
(100) ☐ Mobile Home			(10) ☐ Worn Out			Primary: Other1: Other2:								
(101) ☒ One Story			(20) ☐ Badly Worn			Commercial Construction Class:								
(102) ☐ Two Story			(30) ☒ Average			(1) ☐ Fireproof Structural Steel Frame								
(103) ☐ Split Level			(40) ☐ Good			(2) ☐ Reinforced Concrete Frame								
(104) ☐ 1 1/2 Story			(50) ☐ Very Good			(3) ☐ Masonry Bearing Walls								
(111) ☐ Bi-Level			(60) ☐ Excellent			(4) ☐ Wood or Steel Framed Ext. Walls								
(106) ☐ Other						(5) ☐ Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality: 30			(6) ☐ Pole Frame								
(301) ☐ One Story			(10) ☐ Low			Cost Rank: Condition:								
(302) ☐ Two Story			(20) ☐ Fair			(10) ☐ Low (10) ☐ Worn Out								
(307) ☐ 1 1/2 Story			(30) ☒ Average			(20) ☐ Average (20) ☐ Badly Worn								
(308) ☐ Split Level			(40) ☐ Good			(30) ☐ Above Average (30) ☐ Average								
(309) ☐ 2 1/2 Story			(50) ☐ Very Good			(40) ☐ High (40) ☐ Good								
(304) ☐ One Story Duplex			(60) ☐ Excellent			(50) ☐ Very Good								
(305) ☐ Two Story Duplex						(60) ☐ Excellent								
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD; JOINT TENANCY BETWEEN PARENT & CHILD														
Comments from														
000501000														
(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	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 06 Day 06 Yr. 2024	Mo. 06 Day 06 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller)			
Ronald K Topham and Slade Topham			
Street or Other Mailing Address			
420 McKelvey St			
City	State	Zip Code	City
Bladen	NE	68928	Bladen
Phone Number	State	City	Zip Code
(402) 705-7138	NE	Bladen	68928
Email Address	Phone Number	Is the grantee a 501(c)(3) organization?	Yes ☐ No ☒
	(402) 705-7138	If Yes, is the grantee a 509(a) foundation?	Yes ☐ No ☒
Email Address			

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

(A) Status		(B) Property Type		(C)
☒ Improved	☒ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Recreational		
8 Type of Deed				
☐ Bill of Sale	☐ Conservator	☐ Distribution	☐ Land Contract/Memo	☐ Partition
☐ Cemetery	☐ Corrective	☐ Easement	☐ Lease	☐ Personal Rep.
	☐ Death Certificate - Transfer on Death	☐ Executor	☐ Mineral	☐ Quit Claim
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	
			☐ Distribution	☐ Foreclosure
			☐ Auction	☐ Irrevocable Trust
			☐ Easement	☐ Life Estate
			☐ Exchange	☐ Grant
			☐ Court Decree	☐ Partition
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.)

☒ Yes	☐ No	☐ Family Corp., Partnership, or LLC	☐ Self	☐ Other
		☐ Aunt or Uncle to Niece or Nephew	☐ Grandparents and Grandchild	☐ Spouse
		☐ Brothers and Sisters	☐ Parents and Child	☐ Step-parent and Step-child
		☐ Ex-spouse		

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

\$69,010

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No

18 Address of Property

420 North McKelvey St
Bladen, NE 68928

18a ☐ No address assigned

18b

☐ Vacant land

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

Lots One (1) and Two (2), Block One (1), Original Town of Bladen, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

5a

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

06/06/2024

Date

26 Date Deed Recorded

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

28 Recording Data

Mo. 6 Day 11 Yr. 24

\$ Exempt # 5a

BR2024, Pg 1063

Nebraska Department of Revenue

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

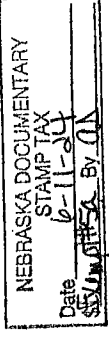
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 11 day
of JUNE A.D., 2024 at 11:24
o'clock A.M. Recorded in Book 2024
on Page 1063

Clayton County Clerk
10.00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Ronald K. Topham and Slade Topham, father and son, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Ronald K. Topham and Slade Topham, father and son, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block One (1), Original Town of Bladen, Webster County, Nebraska.

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

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

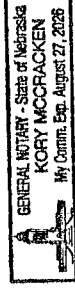
Executed June 6, 2024.

Ronald K. Topham
Ronald K. Topham

Slade Topham
Slade Topham

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 6, 2024, by Ronald K. Topham and Slade Topham, father and son.



Comm. expires

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
91	2024	1021	6/7/2024	Base: 65-0011		Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number								
000614600	89	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4487								
Land	Improvements	Total	Date of Sale Property Classification Code								
1,610		1,610	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)			A) 2	B) 01	C) 1	D) 1	E) 7	F) 1			
			Residential			Commercial					
Multiple Improvements:			Multiple Improvements :								
Construction Date:			Construction Date :								
Floor:			Floor Sq. Ft. :								
Building Cost New:			Cost :								
Single Family Style:			Commercial Occupancy Code:								
(100) ☐ Mobile Home			(10) ☐ Worn Out		Primary:		Other1:		Other2:		
(101) ☐ One Story			(20) ☐ Badly Worn		Commercial Construction Class:						
(102) ☐ Two Story			(30) ☐ Average		(1) ☐ Fireproof Structural Steel Frame						
(103) ☐ Split Level			(40) ☐ Good		(2) ☐ Reinforced Concrete Frame						
(104) ☐ 1 1/2 Story			(50) ☐ Very Good		(3) ☐ Masonry Bearing Walls						
(111) ☐ Bi-Level			(60) ☐ Excellent		(4) ☐ Wood or Steel Framed Ext. Walls						
(106) ☐ Other					(5) ☐ Metal Frame and Walls						
Townhouse or Duplex Style:			Residential Quality:		Cost Rank:						
(301) ☐ One Story			(10) ☐ Low		(10) ☐ Low						
(302) ☐ Two Story			(20) ☐ Fair		(20) ☐ Badly Worn						
(307) ☐ 1 1/2 Story			(30) ☐ Average		(30) ☐ Above Average						
(308) ☐ Split Level			(40) ☐ Good		(40) ☐ High						
(309) ☐ 2 1/2 Story			(50) ☐ Very Good		(50) ☐ Very Good						
(304) ☐ One Story Duplex			(60) ☐ Excellent		(60) ☐ Excellent						
(305) ☐ Two Story Duplex											
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
WD											
Comments:											
000614600 000615201											
(Continue on back)											

Real Estate Transfer Statement

• To be filled 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. 6 Day 1 Yr. 24	Mo. 6 Day 7 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Dallas Duffy			
Street or Other Mailing Address 150 E. Lincoln			
City	State	Zip Code	
Guide Rock	NE	68942	
6 Grantee's Name, Address, and Telephone (Please Print)			
Grantee's Name (Buyer) Luis Chavez			
Street or Other Mailing Address 540 University Street			
City	State	Zip Code	
Guide Rock	NE	68942	
Phone Number	Phone Number	is the grantee a 501(c)(3) organization?	
(402) 257-7024	(402) 759-5374	Yes	No
Email Address	Email Address	Yes	No
NA	NA	Yes	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)
☒ Improved ☐ Unimproved ☐ IOLL	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	☒ State Assessed ☐ Exempt
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death	☐ Industrial ☐ Agricultural ☐ Recreational ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Conservator ☐ Corrective ☐ Land Contract/Memo ☐ Partition ☐ Lease ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☒ Warranty	☐ State Assessed ☐ Exempt
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Distribution ☐ Easement ☐ Gift ☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Irrevocable Trust ☐ Life Estate ☒ Sale ☐ Foreclosure ☐ Revocable Trust ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Satisfaction of Contract ☐ Other (Explain)	☐ State Assessed ☐ Exempt
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	☐ State Assessed ☐ Exempt

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

☐ Yes ☒ No	☐ Family Corp., Partnership, or LLC ☐ Self ☐ Grandparents and Grandchild ☐ Parents and Child	☐ Other
--	---	--------------------------------

14 What is the current market value of the real property? \$2,500	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %
--	---

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
--	---

18 Address of Property 545 Republican Street, Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

18a ☐ No address assigned	18b ☐ Vacant land
--	--

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

See Attached

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

22 Total purchase price, including any liabilities assumed	22 \$ 2,500.00
23 Was non-real property included in the purchase? ☐ Yes ☒ 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 \$ 2,500.00

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

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

Luis Chavez

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

(402) 759-5374

Signature of Grantee or Authorized Representative

Title

Date

6-6-2024

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 06 Day 07 Yr. 2024 \$ 6.75	BK 2024 Pg 1021		

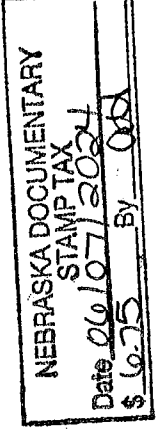
Grantee — Retain a copy of this document for your records.

The East Seventy (70) feet of Lot One (1) and the East Seventy (70) feet of the North Forty (40) feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska; and,

The West Seventy Feet (70) feet of Lot One (1) and the West Seventy (70) feet of the North Forty (40) feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7th day
of June A.D., 2024, at 2:32
o'clock P.M. Recorded in Book 2024
on Page 1021
Abbey Haring County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Dallas Duffy, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Luis Chavez, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Seventy (70) feet of Lot One (1) and the East Seventy (70) feet of the North Forty (40) feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska; and,

The West Seventy Feet (70) feet of Lot One (1) and the West Seventy (70) feet of the North Forty (40) feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

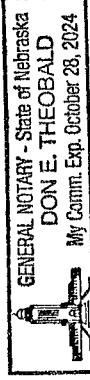
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 7, 2024.


Dallas Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER,) ss:

The foregoing instrument was acknowledged before me on June 7, 2024 by Dallas Duffy, a single person.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1017	6/3/2024	Base: 91-0074			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
001316202	88	1		GeoCde	Twn	Rng	Sect	Qrt	Subdv	Area	Blk	Parcel	
Date of Sale Assessed Value				4135	4	9	34	0	00000	1	000	0000	
Land	Improvements	Total	Date of Sale Property Classification Code										
149,770		149,770	Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type: NO IRRIGATION		A) 2	B) 05	C) 5	D) 3	E) 0	F) 7					
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED 1A1			GRASSLAND 1G1	83.530	129,470								
1A			1G										
2A1			2G1	14.000	20,300								
2A			2G										
3A1			3G1										
3A			3G										
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D			Accretion										
2D1			Waste										
2D			Other										
3D1			AG LAND TOTAL	97.530	149,770								
3D			Roads	2.430									
4D1			Farm Sites										
4D			Horne Sites										
			Recreation										
Dwellings			Other										
Outbuildings			Non-AG TOTAL	2.430									

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from

001316202

Comments:

(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 WEBSTER - 91	2 County Number Mo. 06 Day 03 Yr. 2024	3 Date of Sale/Transfer Mo. 06 Day 03 Yr. 2024	4 Date of Deed Mo. 06 Day 03 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Drew Kohmetscher and Mallory D. Kohmetscher Street or Other Mailing Address P.O. Box 246 City Lawrence State NE Zip Code 68957 Phone Number (402) 469-6722 Email Address N.A.			
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Oak Hill Capital, L.L.C., a Nebraska Limited Liability Co. Street or Other Mailing Address P.O. Box 423 City Grand Island State NE Zip Code 68802 Phone Number (308) 384-0957 Is the grantee a 501(c)(3) organization? ☒ Yes ☐ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ 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 ☒ Improved ☒ Unimproved ☐ IOLL	(B) Property Type ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	(C) ☐ State Assessed ☐ Exempt ☐ Mobile Home
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☒ Seller ☒ No ☐ Yes 10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Life Estate ☒ Sale ☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Revocable Trust ☐ Satisfaction of Contract ☐ Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No		
12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ 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? \$51,125		
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 2241 Road V Lawrence, NE 68957		
19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee		
20 Legal Description (Attach additional pages, if needed.) See Exhibit "A"		

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

22 Total purchase price, including any liabilities assumed \$ 51,125.00

23 Was non-real property included in the purchase?
☐ Yes ☒ 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) \$ 51,125.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number correct, and 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
Danielle L. Kelley
Signature of Grantee or Authorized Representative

Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Closing Department Manager
Phone Number (402) 463-4198
Date 06-03-2024

26 Date Deed Recorded Mo. 06 Day 04 Yr. 24	27 Value of Stamp or Exempt Number \$ 117.00	28 Recording Date BK2241 Pg 1017	For Dept. Use Only
---	---	-------------------------------------	--------------------

Nebraska Department of Revenue

Form No. 95-269-2008 10-2020 Rev. Supersedes 95-269-2008 Rev. 6-2019

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

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

Exhibit "A"

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and in the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) all in Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of said NE $\frac{1}{4}$ (North $\frac{1}{4}$ corner) and this being the Point of Beginning; thence N 88°48'42" E (assumed bearing) on the North line of said NE $\frac{1}{4}$ a distance of 314.28 feet; thence S 00°52'17" E a distance of 976.78 feet; thence N 89°07'43" W a distance of 1105.01 feet; thence N 00°52'17" W a distance of 400.00 feet; thence N 89°07'43" E a distance of 325.00 feet; thence N 00°52'17" W a distance of 575.00 feet to the North line of said NW $\frac{1}{4}$; thence N 89°07'43" E on said North line a distance of 465.73 feet to the Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX	
Date: 06/04/24	
\$ 117.00	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 04 day
of June A.D., 2024, at 01:31
o'clock PM. Recorded in Book 2024
on Pages 1017-1018

Attorney General

County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **DREW KOHMETSCHER AND MALLORY D. KOHMETSCHER, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **OAK HILL CAPITAL, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) and in the North Half of the Northwest Quarter (N½ NW¼) all in Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:
Beginning at the Northwest corner of said NE¼ (North ¼ corner) and this being the Point of Beginning; thence N 88°48'42" E (assumed bearing) on the North line of said NE¼ a distance of 314.28 feet; thence S 00°52'17" E a distance of 976.78 feet; thence N 89°07'43" W a distance of 1105.01 feet; thence N 00°52'17" W a distance of 400.00 feet; thence N 89°07'43" E a distance of 325.00 feet; thence N 00°52'17" W a distance of 575.00 feet to the North line of said NW¼; thence N 89°07'43" E on said North line a distance of 465.73 feet to the Point of Beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

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

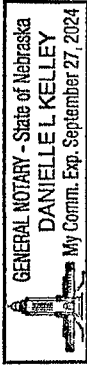
Executed 6/3/2024.

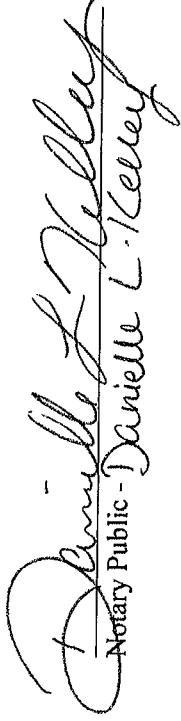

Drew Kohmetscher


Mallory D. Kohmetscher

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

On this 3rd day of June, 2024, before me personally appeared **Drew Kohmetscher and Mallory D. Kohmetscher.**




Notary Public - Danielle L. Kelley

Residential & Commercial Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code								
91		2024	1013	5/29/2024		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001902501		87		4 06		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
		Date of Sale Assessed Value				4371	2	11	23	4	00000		000	6867
Land		Improvements		Total		Date of Sale Property Classification Code								
16,995				16,995		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)						A) 2	B) 03	C) 3	D) 3	E) 0	F) 6			
			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) ☐ Mobile Home		(10) ☐ Worn Out				Primary: Other1: Other2:								
(101) ☐ One Story		(20) ☐ Badly Worn				Commercial Construction Class:								
(102) ☐ Two Story		(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame								
(103) ☐ Split Level		(40) ☐ Good				(2) ☐ Reinforced Concrete Frame								
(104) ☐ 1 1/2 Story		(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls								
(111) ☐ Bi-Level		(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls								
(106) ☐ Other						(5) ☐ Metal Frame and Walls								
Townhouse or Duplex Style:		Residential Quality:				Metal Frame and Walls								
(301) ☐ One Story		(10) ☐ Low				Cost Rank: Condition:								
(302) ☐ Two Story		(20) ☐ Fair				(10) ☐ Low (10) ☐ Worn Out								
(307) ☐ 1 1/2 Story		(30) ☐ Average				(20) ☐ Average (20) ☐ Badly Worn								
(308) ☐ Split Level		(40) ☐ Good				(30) ☐ Above Average (30) ☐ Average								
(309) ☐ 2 1/2 Story		(50) ☐ Very Good				(40) ☐ High (40) ☐ Good								
(304) ☐ One Story Duplex		(60) ☐ Excellent				(50) ☐ Very Good								
(305) ☐ Two Story Duplex						(60) ☐ Excellent								
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SPECIAL WD; TRANSFER TO POLITICAL SUBDIVISION														
Comments from														
001902501														
(Continue on back)														

6/6/10

Real Estate Transfer Statement

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo 05 Day 29 Yr. 2024 4 Date of Deed Mo 05 Day 28 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Glenwood Telecommunications, Inc.
Street or Other Mailing Address
510 W Gage St
City Blue Hill State NE Zip Code 68930
Phone Number (402) 756-3131
Email Address

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Red Cloud Rural Fire Protection District
Street or Other Mailing Address
137 E 5th St
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-2280
Is the grantee a 501(c)(3) organization? Yes ☒ No ☐
If Yes, is the grantee a 509(a) foundation? Yes ☒ No ☐
Email Address

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

(A) Status	(B) Property Type	(C)
☐ Improved ☒ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Lease ☐ Personal Rep. ☐ Quit Claim ☒ Warranty ☐ Sheriff ☐ Trust/Trustee ☐ Other	☐ State Assessed ☐ Exempt ☐ Mobile Home
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Conservator ☐ Corrective ☐ Exchange	☐ Distribution ☐ Easement ☐ Executor ☐ Foreclosure ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Other (Explain)	☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
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 ☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition	11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse	14 What is the current market value of the real property? \$16,995	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 Same as Grantee
18a ☒ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	20 Legal Description (Attach additional pages, if needed.)
21 If agricultural, list total number of acres transferred in this transaction 5 +/-	22 Total purchase price, including any liabilities assumed	23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list. (see instructions))
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	

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

sign here

Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative

Attorney
Title

Phone Number (402) 746-3613
Date 05/29/2024

Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 3 Yr. 2024
27 Value of Stamp or Exempt Number \$ Exempt #2
28 Recording Data Bk 2024 Pg 1013

For Dept. Use Only

A parcel of land located in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Referring to the Southeast corner of the Southeast Quarter of Section 23; thence S89°33'37"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 125.00 feet to the Southwest corner of a parcel of land previously described and recorded in Book 77, Page 1274, and also being the point of beginning; thence continuing S89°33'37"W on said South line, a distance of 470.00 feet; thence N00°07'56"W, parallel with the West line of said previously described parcel, a distance of 490.00 feet; thence N89°33'37"E, parallel with said South line, a distance of 470.00 feet to said West line; thence S00°07'56"E on said West line, a distance of 490.00 feet to the point of beginning, containing 5.28 acres, more or less.

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 3 day

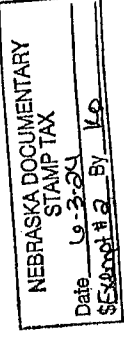
of June A.D., 2024, at 2:24

o'clock P.M., Recorded in Book 2024

on Page 1013

Abbey Hagg County Clerk

10.00 Ind. Comp Assessor Carded



SPECIAL WARRANTY DEED

Glenwood Telecommunications, Inc., a Nebraska corporation, GRANTOR, in consideration of sufficient consideration, receipt of which is hereby acknowledged, conveys to Red Cloud Rural Fire Protection District, a political subdivision of the State of Nebraska, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Referring to the Southeast corner of the Southeast Quarter of Section 23; thence S89°33'37"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 125.00 feet to the Southwest corner of a parcel of land previously described and recorded in Book 77, Page 1274, and also being the point of beginning; thence continuing S89°33'37"W on said South line, a distance of 470.00 feet; thence N00°07'56"W, parallel with the West line of said previously described parcel, a distance of 490.00 feet; thence N89°33'37"E, parallel with said South line, a distance of 470.00 feet to said West line; thence S00°07'56"E on said West line, a distance of 490.00 feet to the point of beginning, containing 5.28 acres, more or less.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming by or through Grantor, but not otherwise.

Glenwood Telecommunications, Inc.

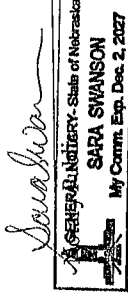
Kevin Choquette

Kevin Choquette, President

STATE OF NEBRASKA, COUNTY OF Franklin) ss.

The foregoing instrument was acknowledged before me on May 28, 2024, by Kevin Choquette, President of Glenwood Telecommunications, Inc., on behalf of the corporation.

Comm. expires Dec 2 2027



Prepared by Garwood & McCracken, Lawyers
401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613
KORY.C@wp800RCRF_GLESWD 572724

Page 1 of 1 Pages

Residential & Commercial Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code								
91		2024	1002	5/31/2024		Base: 91-0002			Affiliated:			Unified:		
Location ID		Sale Number		Usability & Code #		Parcel Number								
000115300		86		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
						4491			00	0	10005		025	0000
Date of Sale Assessed Value				Total				Date of Sale Property Classification Code						
Land		Improvements				Status	Property Type	Zoning	Location	City Size	Parcel Size			
2,185		236,310		238,495		A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
Assessor Location: RED CLOUD (RC)														
Residential						Commercial								
Multiple Improvements:						Multiple Improvements :								
Construction Date:						Construction Date :								
Floor:						Floor Sq. Ft. :								
Building Cost New:						Cost :								
Single Family Style: 104						Residential Condition: 30								
(100) ☐ Mobile Home						(10) ☐ Worn Out								
(101) ☐ One Story						(20) ☐ Badly Worn								
(102) ☐ Two Story						(30) ☒ Average								
(103) ☐ Split Level						(40) ☐ Good								
(104) ☒ 1 1/2 Story						(50) ☐ Very Good								
(111) ☐ Bi-Level						(60) ☐ Excellent								
(106) ☐ Other														
Townhouse or Duplex Style:						Residential Quality: 40								
(301) ☐ One Story						(10) ☐ Low								
(302) ☐ Two Story						(20) ☐ Fair								
(307) ☐ 1 1/2 Story						(30) ☐ Average								
(308) ☐ Split Level						(40) ☒ Good								
(309) ☐ 2 1/2 Story						(50) ☐ Very Good								
(304) ☐ One Story Duplex						(60) ☐ Excellent								
(305) ☐ Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from														
000115300														
Comments:														
(Continue on back)														

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

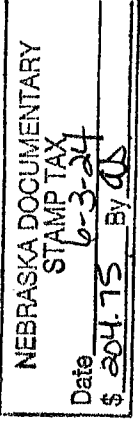
- To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

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

1 County Name WEBSTER - 91		2 County Number []		3 Date of Sale/Transfer Mo. 5 Day 31 Yr. 2024		4 Date of Deed Mo. 5 Day 31 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Johnathon Wilson Street or Other Mailing Address 329 N Cedar St City Red Cloud State NE Zip Code 68970							
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ashten Higbee Street or Other Mailing Address 329 N Cedar St City Red Cloud State NE Zip Code 68970							
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☐ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing				☐ State Assessed ☐ Exempt ☐ Mobile Home	
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Conservator ☐ Corrective ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)							
10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Life Estate ☒ Sale ☐ Auction ☐ Gift ☐ Partition ☐ Revocable Trust ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No							
12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Ex-spouse ☐ Step-parent and Step-child ☐ Other							
14 What is the current market value of the real property? \$91,000							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %							
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No							
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes GTA Real Estate Group ☐ No							
18 Address of Property 329 N Cedar 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.) Lots Three (3), Four (4), Five (5) and Six (6), Block Twenty-five (25), 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							
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Ashten Higbee							
sign here Print or Type Name of Grantee or Authorized Representative Ashten Higbee Signature of Grantee or Authorized Representative							
785-534-0025 Phone Number 5/31/2024 Date							
Register of Deed's Use Only							
26 Date Deed Recorded		27 Value of Stamp or Exempt Number		28 Recording Data		For Dept. Use Only	
Mo. 6 Day 3 Yr. 24		\$ 204.75		BK 2024, Pg 1002			
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of June A.D., 2024, at 9:44
o'clock A.M. Recorded in Book 2024
on Page 1002
Abbey King County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Johnathon Wilson, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Ashten Higbee, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4), Five (5) and Six (6), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska

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

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

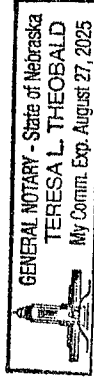
May 31, 2024.



Johnathon Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 31, 2024 by
Johnathon Wilson, a single person.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code			
91	2024	1000	5/31/2024		Base: 91-0002		Affiliated:	Unified:
Location ID	Sale Number	Useability & Code #		Parcel Number				
000895100	85	1		GeoCde	Twn	Rng	Sect	Qrt
Date of Sale Assessed Value				4373				80005
Land	Improvements	Total		Date of Sale Property Classification Code				
8,400	226,840	235,240		Status	Property Type	Zoning	Location	City Size
Assessor Location: RURAL (RUR)				A) 2	B) 01	C) 1	D) 1	E) 8
				Commercial				
Multiple Improvements:				Multiple Improvements. :				
Construction Date:				Construction Date :				
Floor:				Floor Sq. Ft. :				
Building Cost New:				Cost :				
Single Family Style:				Commercial Occupancy Code:				
(100) ☐ Mobile Home	(10) ☐ Worn Out			Primary:		Other1:		Other2:
(101) ☐ One Story	(20) ☐ Badly Worn			Commercial Construction Class:				
(102) ☐ Two Story	(30) ☐ Average			(1) ☐ Fireproof Structural Steel Frame				
(103) ☐ Split Level	(40) ☐ Good			(2) ☐ Reinforced Concrete Frame				
(104) ☐ 1 1/2 Story	(50) ☐ Very Good			(3) ☐ Masonry Bearing Walls				
(111) ☐ Bi-Level	(60) ☐ Excellent			(4) ☐ Wood or Steel Framed Ext. Walls				
(106) ☐ Other				(5) ☐ Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				
(301) ☐ One Story	(10) ☐ Low			Cost Rank:		Condition:		
(302) ☐ Two Story	(20) ☐ Fair			(10) ☐ Low		(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story	(30) ☐ Average			(20) ☐ Average		(20) ☐ Badly Worn		
(308) ☐ Split Level	(40) ☐ Good			(30) ☐ Above Average		(30) ☐ Average		
(309) ☐ 2 1/2 Story	(50) ☐ Very Good			(40) ☐ High		(40) ☐ Good		
(304) ☐ One Story Duplex	(60) ☐ Excellent					(50) ☐ Very Good		
(305) ☐ Two Story Duplex						(60) ☐ Excellent		

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

Comments:

000895100 000895200 000895300 001505200 001506800

(Continue on back)

1552
1548
8423
6453

NEBRASKA

Real Estate Transfer Statement

FORM

Good Life, Great Service.

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

521

DEPARTMENT OF REVENUE

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. 5 Day 31 Yr. 2024		4 Date of Deed Mo. 5 Day 31 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mitch A. Watson and Edith J. Watson Street or Other Mailing Address 111 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4680 Email Address n/a							
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert C. Jones and Deborah A. Jones Street or Other Mailing Address 703 Road 1625 City Red Cloud State NE Zip Code 68970 Phone Number (308) 380-1595 Is the grantee a 501(c)(3) organization? Yes ☒ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☒ 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)	
☒ Improved ☐ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing				☐ State Assessed ☐ Exempt ☐ Mobile Home	
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Conservator ☐ Corrective ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Partition ☐ Lease ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No ☒ Yes							
10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Auction ☐ Easement ☐ Gift ☒ Life Estate ☐ Partition ☐ Sale ☐ Satisfaction of Contract ☐ Other (Explain) ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No							
12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Ex-spouse ☐ Step-parent and Step-child ☐ Other							
14 What is the current market value of the real property? \$475,000							
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 703 Road 1625 Red Cloud, NE 68970							
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							
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Robert C. Jones							
sign here							
Print or Type Name of Grantee or Authorized Representative Grantee							
Signature of Grantee or Authorized Representative							
Title							
Phone Number (308) 380-1595							
Date 5/31/2024							
For Dept. Use Only							
26 Date Deed Recorded Mo. 5 Day 31 Yr. 24							
27 Value of Stamp or Exempt Number \$ 1068.75							
28 Recording Data BK 2024 Pg 1000							

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

Lots One (1) through Seventeen (17), inclusive, Block One (1), in the Village of Amboy, Webster County, Nebraska, together with vacated alley lying South of Lots 5 and 10, and North of Lots 11 through 17, in said Block 1, but EXCEPT the South Ten (10) feet of Lots Eleven (11) through Seventeen (17), inclusive in said Block One (1), conveyed to the State of Nebraska recorded in Deed Book 29, Page 487.

That portion of the road north of Lots 1 and 6, Block 1 and the extension of road east of the NE Corner of said Lot 1 to the West Right-Of-Way of BN&SF Railroad as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Lots One (1) through Twenty (20), inclusive, Block Two (2), Village of Amboy, Webster County, Nebraska, together with vacated alley running North and South between Lots 1 through 5 and Lots 6 through 10, and lying South of Lots 5 and 10, and North of Lots 11-20 in said Block 2, EXCEPT the South Ten Feet (S10') of said Lots 11, 12, 13 and 14, and the South Twenty-five feet (S25') of said Lots 15, 16, 17, 18, 19 and 20, in said Block 2.

The East 125 feet of the South One Half (15 feet) of the road North of Lot 1 and the alley between Lots 1 and 6, all in or adjacent to Block 2, as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

The East 125 feet of the North One Half (15 feet) of the road North of Lot 1 and the alley between Lots 1 and 6, all in or adjacent to Block 2, as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska

The West 125 feet of the road north of Lot 6 and the alley between Lots 1 and 6, Block 2 as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., in Webster County, Nebraska, described as follows: Commencing at a point 30 feet North of the Northwest corner of Block Two (2), Village of Amboy, Webster County, Nebraska; thence East 125 feet, thence North 92½ feet, thence West 125 feet, thence South 92½ feet to the point of beginning .

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., in Webster County, Nebraska, described as follows: Commencing at a point 30 feet North and 125 feet East of the Northwest corner of Block Two (2), Village of Amboy, Webster County, Nebraska; thence East 175 feet, thence North 92½ feet, thence West 175 feet, thence South 92½ feet to the point of beginning

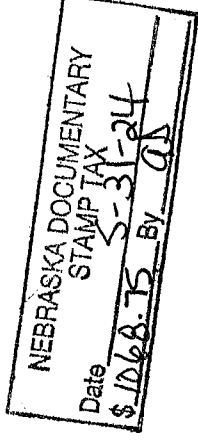
A tract of land in Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, described as: Commencing at a point 30 feet North and 300 feet East of the Northwest Corner of Block Two, Village of Amboy, Webster County, Nebraska, thence north 92½ feet, more or less, to the south line of Road GH, thence Easterly along said south line, to the West line of the BN & SF Railroad right of way, thence southerly along said west line of Railroad to a point 30 feet north of the Northeast corner of Block 1, Village of Amboy, extended east, thence Easterly to the point of commencement, subject to public road right of way.

A tract of land lying east of Block 1, Village of Amboy, Webster County, Nebraska, in the Southwest Quarter of Section 34, Township 2 North, Range 10 West of the 6th P.M., described as: commencing at the Northeast corner of Block 1, Village of Amboy, thence east to the westerly right of way of the BN & SF Railroad, thence southwesterly along the west right of way line to a point on the northerly right of way of Highway 136 and being 10 feet North of the Southeast corner of Lot 11, said Block 1, thence north, along the east line of Block 1, Village of Amboy, to the Point of Beginning.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of May A.D., 2024, at 3:50
o'clock P.M. Recorded in Book 2024
on Page 1000-1001

Abbeything County Clerk
16.00
Ind Comp Assessor ad Carded ad



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

JOINT TENANCY WARRANTY DEED

Mitch A. Watson and Edith J. Watson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Robert C. Jones and Deborah A. Jones, husband and wife, as joint tenants, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Seventeen (17), inclusive, Block One (1), in the Village of Amboy, Webster County, Nebraska, together with vacated alley lying South of Lots 5 and 10, and North of Lots 11 through 17, in said Block 1, but EXCEPT the South Ten (10) feet of Lots Eleven (11) through Seventeen (17), inclusive in said Block One (1), conveyed to the State of Nebraska recorded in Deed Book 29, Page 487.

That portion of the road north of Lots 1 and 6, Block 1 and the extension of road east of the NE Corner of said Lot 1 to the West Right-Of-Way of BN&SF Railroad as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Lots One (1) through Twenty (20), inclusive, Block Two (2), Village of Amboy, Webster County, Nebraska, together with vacated alley running North and South between Lots 1 through 5 and Lots 6 through 10, and lying South of Lots 5 and 10, and North of Lots 11-20 in said Block 2, EXCEPT the South Ten Feet (S10') of said Lots 11, 12, 13 and 14, and the South Twenty-five feet (S25') of said Lots 15, 16, 17, 18, 19 and 29, in said Block 2.

The East 125 feet of the South One Half (15 feet) of the road North of Lot 1 and the alley between Lots 1 and 6, all in or adjacent to Block 2, as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

The East 125 feet of the North One Half (15 feet) of the road North of Lot 1 and the alley between Lots 1 and 6, all in or adjacent to Block 2, as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska

The West 125 feet of the road north of Lot 6 and the alley between Lots 1 and 6, Block 2 as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., in Webster County, Nebraska, described as follows: Commencing at a point 30 feet North of the Northwest corner of Block Two (2), Village of Amboy, Webster County, Nebraska; thence East 125 feet, thence North 92½ feet, thence West 125 feet, thence South 92½ feet to the point of beginning.

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., in Webster County, Nebraska, described as follows: Commencing at a point 30 feet North and 125 feet East of the Northwest corner of Block Two (2), Village of Amboy, Webster County, Nebraska; thence East 175 feet, thence North 92½ feet, thence West 175 feet, thence South 92½ feet to the point of beginning

A tract of land in Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, described as: Commencing at a point 30 feet North and 300 feet East of the Northwest Corner of Block Two, Village of Amboy, Webster County, Nebraska, thence north 92½ feet, more or less, to the south line of Road GH, thence Easterly along said south line, to the West line of the BN & SF Railroad right of way, thence southerly along said west line of Railroad to a point 30 feet north of the Northeast corner of Block 1, Village of Amboy, extended east, thence Easterly to the point of commencement, subject to public road right of way.

A tract of land lying east of Block 1, Village of Amboy, Webster County, Nebraska, in the Southwest Quarter of Section 34, Township 2 North, Range 10 West of the 6th P.M., described as: commencing at the Northeast corner of Block 1, Village of Amboy, thence east to the westerly right of way of the BN & SF Railroad, thence southwesterly along the west right of way line to a point on the northerly right of way of Highway 136 and being 10 feet North of the Southeast corner of Lot 11, said Block 1, thence north, along the east line of Block 1, Village of Amboy, to the Point of Beginning.

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.

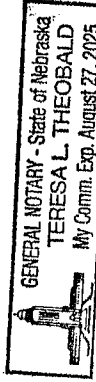
Executed 5/31/24, 2024.

Mitch A. Watson
Mitch A. Watson

Edith J. Watson
Edith J. Watson

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 31, 2023 by Mitch A. Watson and Edith J. Watson, husband and wife.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code	
91	2024	999	5/31/2024	Base: 91-0002	Affiliated: Unified:

Location ID	Sale Number	Useability & Code #	Parcel Number								
000895100	84	4 11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4373								

Land	Improvements	Total	Date of Sale Property Classification Code								
6,350	175,210	181,560	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)			A) 2	B) 01	C) 1	D) 1	E) 8	F) 4			

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

Assessor's Adjustment to Sale Price (+ or -):
 Assessor Comments and Reason for Adjustment:
 QCD; CLEAR TITLE, INCLUDES VACATED ALLEYS & STREETS

Comments from
 000895100 000895200 000895300

 (Continue on back)

05/21/2023
08:42:23
05/24/23

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.

1 County Name
WEBSTER - 91

2 County Number
[dropdown]

3 Date of Sale/Transfer
Mo. 5 Day 31 Yr. 2024

4 Date of Deed
Mo. 5 Day 15 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Krista Henderson
Street or Other Mailing Address
625 N Walnut St
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-3997
Email Address n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Mitch A. Watson and Edith J. Watson
Street or Other Mailing Address
703 Road 1625
City Red Cloud State NE Zip Code 68970
Phone Number 402-746-4180 Is the grantee a 501(c)(3) organization? Yes [x] No [x]
If Yes, is the grantee a 509(a) foundation? Yes [x] No [x]
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
☐ Improved
☒ Unimproved
☐ IOLL

(B) Property Type
☐ Single Family
☐ Multi-Family
☐ Commercial
☐ Industrial
☐ Agricultural
☐ Recreational
☐ Distribution
☐ Land Contract/Memo
☐ Partition
☐ Lease
☐ Personal Rep.
☐ Sheriff
☐ Trust/Trustee
☐ Mineral
☒ Quit Claim
☐ Warranty
☐ Other

(C)
☐ State Assessed
☐ Exempt
☐ Mobile Home

8 Type of Deed
☐ Bill of Sale
☐ Cemetery
☐ Death Certificate - Transfer on Death
☐ Conservator
☐ Corrective
☐ Distribution
☐ Easement
☐ Executor
☐ Foreclosure
☐ Irrevocable Trust
☐ Life Estate
☐ Partition
☐ Revocable Trust
☐ Sale
☐ Satisfaction of Contract
☒ Transfer on Death
☐ Trustee to Beneficiary
☐ Other (Explain) clear title

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller?
☐ Buyer
☐ Seller
☒ No
☐ Court Decree
☐ Exchange
☐ Grantor Trust
☐ Partition
☐ Satisfaction of Contract
☒ Other (Explain) clear title

10 Type of Transfer
☐ Distribution
☐ Easement
☐ Gift
☐ Life Estate
☐ Partition
☐ Revocable Trust
☐ Sale
☐ Satisfaction of Contract
☒ Transfer on Death
☐ Trustee to Beneficiary
☐ Other (Explain) clear title

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.)
☐ Yes
☒ No
☐ Aunt or Uncle to Niece or Nephew
☐ Family Corp., Partnership, or LLC
☐ Self
☐ Other
☐ Brothers and Sisters
☐ Grandparents and Grandchild
☐ Spouse
☐ Parents and Child
☐ Step-parent and Step-child

14 What is the current market value of the real property?
\$0

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
alleys and streets vacated in Amboy

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

19a ☒ No address assigned 19b ☐ 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?
☐ Yes ☒ 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 4
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.
Teresa Theobald
Print or Type Name of Grantee or Authorized Representative Title Agent
Signature of Grantee or Authorized Representative
402-746-2446
Phone Number
5-31-24
Date

26 Date Deed Recorded
Mo. 5 Day 31 Yr. 24 \$ Exempt #4
27 Value of Stamp or Exempt Number
28 Recording Data
BK2024 Pg 999
For Dept Use Only

Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

The West 125 feet of road North of Lot 6 and the alley between Lots 1 and 6, Block 2, as platted in Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and

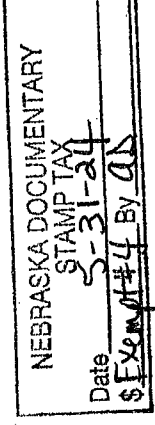
The West half of the alley lying between Lots 1 through 5, and Lots 6 through 10, Block 2, as platted in Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and

The alley lying south of Lot 10 and North of Lots 16 through 20 and the alley between Lots 5 and 10, Block 2, as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of May A.D., 2024 at 3:46
o'clock a.m. Recorded in Book 2024
on Page 999

Abbey King County Clerk
10.00 Deputy
Ind. Comp Assessor Carded



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

QUITCLAIM DEED

Krista Henderson, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, Mitch A. Watson and Edith J. Watson, husband and wife, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 125 feet of road North of Lot 6 and the alley between Lots 1 and 6, Block 2, as platted in Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and

The West half of the alley lying between Lots 1 through 5, and Lots 6 through 10, Block 2, as platted in Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and

The alley lying south of Lot 10 and North of Lots 16 through 20 and the alley between Lots 5 and 10, Block 2, as platted in the Original Plat of Amboy in the SW1/4 of Section 34, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Executed May 15, 2024

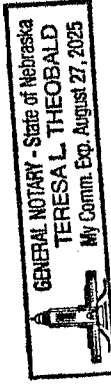
Krista Henderson
Krista Henderson

STATE OF NEBRASKA)
) ss.

COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on
by Krista Henderson, a single person.

May 15, 2024



Theresa L Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	975	5/31/2024		Base: 91-0002					Affiliated:		Unified:		
Location ID		Sale Number		Useability & Code #		Parcel Number									
001810500		83		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
						4491	1	11	25	2	00000		000	8055	
Land		Improvements		Total		Date of Sale Property Classification Code									
44,830		72,095		116,925		Status	Property Type	Zoning	Location	City Size	Parcel Size				
		Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 5				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:					
IRRIGATED 1A1						GRASSLAND 1G1									
1A						1G									
2A1						2G1									
2A						2G									
3A1						3G1									
3A						3G									
4A1						4G1									
4A						4G									
DRYLAND 1D1						Shelterbelt/Timber									
1D						Accretion									
2D1						Waste									
2D						Other									
3D1						AG LAND TOTAL									
3D						Roads		0.900							
4D1						Farm Sites		1.000		13,840					
4D						Home Sites		2.920		30,990					
						Recreation									
Dwellings				56,740		Other									
Outbuildings				15,355		Non-AG TOTAL		4.820		44,830					
Assessor's Adjustment to Sale Price (+ or -):				Total Recapture Value:											
Assessor Comments and Reason for Adjustment:															
PR DEED															
Comments from															
001810500															
(Continue on back)															

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this 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		[v]		Mo. 5 Day 31 Yr. 2024		Mo. 5 Day 29 Yr. 2024	

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Estate of Kirby B. Zuerlein, Deceased		Grantor's Name (Buyer) Timothy R Ekstein and Joy L. Ekstein	
Street or Other Mailing Address c/o Amanda Zuerlein 911 4th Ave #7		Street or Other Mailing Address 290 Hwy 281	
City Kearney		City Red Cloud	
State NE		State NE	
Zip Code 68845		Zip Code 68970	
Phone Number 308-455-7517		Phone Number 402-984-4692	
Email Address n/a		Email Address n/a	
Is the grantee a 501(c)(3) organization?		Is the grantee a 509(a) foundation?	
[] Yes [] No		[] Yes [] No	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type		(C)	
(A) Status					
[x] Improved		[] Mineral Interests-Nonproducing		[] State Assessed	
[] Unimproved		[] Mineral Interests-Producing		[] Exempt	
[] IOLL					

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)	
[] Conservator		[] No		[] Distribution		[x] Yes [] No	
[] Bill of Sale		[] No		[] Easement			
[] Cemetery		[] No		[] Executor			
[] Death Certificate - Transfer on Death		[] No		[] Foreclosure			
[] Distribution		[] No		[] Gift			
[] Easement		[] No		[] Grantor Trust			
[] Exchange		[] No		[] Partition			
[] Court Decree		[] No		[] Satisfaction of Contract			
[] Buyer		[] No		[] Other (Explain)			
[] Seller		[] No					

12 Was real estate purchased for same use? (If No, state the intended use.)		13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)	
[x] Yes [] No		[] Family Corp., Partnership, or LLC [] Self [] Other	
		[] Grandparents and Grandchild [] Spouse	
		[] Parents and Child [] Step-parent and Step-child	

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$180,000		[] Yes [x] No \$ _____ %	

16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
[] Yes [x] No		[x] Yes Keller Williams [] No	

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
290 Hwy 281		Grantee	
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 _____.	
		\$ 180,000.00	
		\$ _____	
		\$ 180,000.00	

23 Was non-real property included in the purchase?		24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
[] Yes [x] No (If Yes, enter dollar amount and attach itemized list.) (see instructions)			

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.		26 Date Deed Recorded	
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.		27 Value of Stamp or Exempt Number	
sign here Timothy R. Ekstein		28 Recording Data	
Print or Type Name of Grantee or Authorized Representative		BK2024 Pg 975	
Signature of Grantee or Authorized Representative		Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	
Timothy R Ekstein		Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	
Timothy R Ekstein		Grantee — Retain a copy of this document for your records.	
Signature of Grantee or Authorized Representative			

Commencing at a point on the Northwest corner of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East a distance of 400' on the North line of said Northwest Quarter (NW1/4); thence South 525'; thence West 400' to the West line of said Northwest Quarter (NW1/4); thence North on the West line of said Northwest Quarter (NW1/4) a distance of 525' to the place of beginning, EXCEPT a tract conveyed to the State of Nebraska for highway by deed filed in Book 29, Page 232, and EXCEPT a tract conveyed to the State of Nebraska for highway by deed filed in Book 2014, Page 613.

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 31 day
of May A.D., 2024, at 2:32
o'clock P.M. Recorded in Book 2024
on Page 1915-917

Abbeythang County Clerk
22 Deputy
Ind. Comp Assessor Carded

Return to:
Southern Title, LLC
2837 W Hwy 6 #205
Hasting, NE 68901

PERSONAL REPRESENTATIVE'S DEED

Amanda Jo Zuerlein and Samantha S. Heidt, Co-Personal Representatives of the Estate of Kirby B. Zuerlein, Deceased, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Timothy R. Ekstein and Joy L. Ekstein, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Commencing at a point on the Northwest corner of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East a distance of 400' on the North line of said Northwest Quarter (NW1/4); thence South 525'; thence West 400' to the West line of said Northwest Quarter (NW1/4); thence North on the West line of said Northwest Quarter (NW1/4) a distance of 525' to the place of beginning, EXCEPT a tract conveyed to the State of Nebraska for highway by deed filed in Book 29, Page 232, and EXCEPT a tract conveyed to the State of Nebraska for highway by deed filed in Book 2014, Page 613.

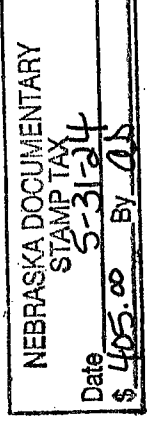
Subject to easements, reservations, covenants and restrictions of record;

GRANTORS covenant with GRANTEES that GRANTORS have legal power and lawful authority to convey the same.

Executed May 29, 2024.

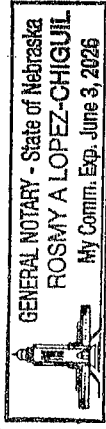

Amanda Jo Zuerlein, Co-Personal

Representative of the Estate of Kirby B.
Zuerlein, Deceased



STATE OF NEBRASKA)
)ss.
COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me on May 29th, 2024
Personal Representatives of the Estate of, Deceased.



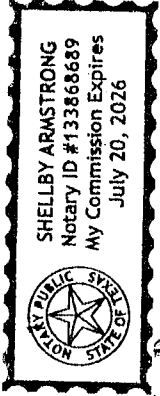
Rosmy A. Lopez-Chiguil
Notary Public

(seal)

Samantha S Heidt
Samantha S. Heidt, Co-Personal
Representative of the Estate of Kirby B.
Zuerlein, Deceased

STATE OF Texas)
)ss.
COUNTY OF Travis)

The foregoing instrument was acknowledged before me on May 29, 2024
Personal Representatives of the Estate of, Deceased.



(seal)

Shelby Armstrong
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2024	958	5/31/2024	Base: 91-0074					Affiliated:					Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number											
002113201	82	1		GeoCde	Twn	Rng	Sect	Qrt	Subdv	Area	Blk	Parcel			
Date of Sale Assessed Value				4131	4	11	25	1	00000		000	0000			
Land	Improvements	Total	Date of Sale Property Classification Code												
51,475	359,495	410,970	Status	Property Type	Zoning	Location	City Size	Parcel Size							
Irrigation Type:			A) 1	B) 01	C) 5	D) 3	E) 0	F) 6							
LCG			ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED 1A1					GRASSLAND 1G1										
1A					1G										
2A1					2G1										
2A					2G										
3A1					3G1										
3A					3G										
4A1					4G1										
4A					4G										
DRYLAND 1D1					Shelterbelt/Timber										
1D					Accretion										
2D1					Waste										
2D					Other										
3D1					AG LAND TOTAL										
3D					Roads	0.530									
4D1					Farm Sites	1.000	13,840								
4D					Home Sites	5.050	37,635								
					Recreation										
Dwellings		357,945			Other										
Outbuildings		1,550			Non-AG TOTAL	6.580	51,475								

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
002113201		
(Continue on back)		

710620

NEBRASKA

Real Estate Transfer Statement

FORM

521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 05 Day 31 Yr. 2024		Mo. 05 Day 24 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Margaret A. Pawnee							
Street or Other Mailing Address 611 Plum Rd.							
City Grand Island		State NE		Zip Code 68801		State NE	
Phone Number (308) 850-7145		City Blue Hill		Phone Number (308) 215-0251		Is the grantee a 501(c)(3) organization? Yes ☐ No ☒	
Email Address NA		City Blue Hill		Street or Other Mailing Address 2097 Road 1300		Is the grantee a 509(a) foundation? Yes ☐ No ☒	
Email Address NA		City Blue Hill		Street or Other Mailing Address 2097 Road 1300		Is the grantee a 509(a) foundation? Yes ☐ 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)	
☒ Improved		☐ Single Family				☐ State Assessed	
☐ Unimproved		☐ Multi-Family				☐ Exempt	
☐ IOLL		☐ Commercial				☐ Mobile Home	
8 Type of Deed		Conservator				Land Contract/Memo	
☐ Bill of Sale		☐ Distribution				☐ Partition	
☐ Cemetery		☐ Easement				☐ Sheriff	
☐ Death Certificate - Transfer on Death		☐ Executor				☐ Trust/Trustee	
☐ Mineral		☐ Quit Claim				☒ Warranty	
☐ Other		☐ Other				☐ Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer				Transfer on Death	
☐ Buyer		☐ Distribution				☐ Revocable Trust	
☐ Seller		☐ Auction				☒ Sale	
☒ No		☐ Easement				☐ Life Estate	
☐ Court Decree		☐ Exchange				☐ Partition	
☐ Grantor Trust		☐ Satisfaction of Contract				☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)		☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.)	
☒ Yes ☐ No		☒ Yes ☐ No				☒ Yes ☐ No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		☐ Family Corp., Partnership, or LLC				☐ Self	
☐ Yes ☒ No		☐ Aunt or Uncle to Niece or Nephew				☐ Spouse	
☐ Brothers and Sisters		☐ Grandparents and Grandchild				☐ Step-parent and Step-child	
☐ Ex-spouse		☐ Parents and Child				☐ Other	
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				16 Does this conveyance divide a current parcel of land?	
\$430,000		☐ Yes ☒ No \$ %				☐ Yes ☒ No	
17 Address of Property 2097 Road 1300 Blue Hill, NE 68930		18a ☐ No address assigned 18b ☐ Vacant land				19 Name and Address of Person to Whom the Tax Statement Should be Sent	
20 Legal Description (Attach additional pages, if needed.) See Attached		Same as #6				21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed		23 Was non-real property included in the purchase?				24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
\$430,000.00		☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)				\$430,000.00	
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.				26 Date Deed Recorded	
Stacie Novakowski		Stacie Novakowski				Mo. 5 Day 31 Yr. 24	
27 Value of Stamp or Exempt Number		28 Recording Data				29 For Dept. Use Only	
\$967.50		BK2024, 958				Phone Number (308) 382-4651	
30 Signature of Grantee or Authorized Representative		31 Title				Date 05/31/2024	

sign here

Print or Type Name of Grantee or Authorized Representative
Stacie Novakowski

Closer

Register of Deed's Use Only

26 Date Deed Recorded
Mo. 5 Day 31 Yr. 24

27 Value of Stamp or Exempt Number

\$967.50

28 Recording Data

BK2024, 958

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

Nebraska Department of Revenue

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

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

Real Estate Transfer Statement

Addendum

Line 20

Legal Description:

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter (NE1/4) thence S00°00'00"W (assumed bearing) along the east line of said Northeast Quarter (NE1/4) a distance of 65.50 feet to the South line of Highway Number 4 and Place of Beginning; thence continuing S00°00'00"W along the east line of said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line of said Northeast Quarter (NE1/4) a distance of 716.90 feet to the south line of said Highway Number 4; thence N89°34'56"E along said south line of said Highway Number 4 a distance of 407.59 feet to the Place of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY

STAMP TAX

Date: 05/31/24

\$ 967.50 BY AS

Bk 2024, Pg 958

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 31 day
of May A.D., 2024, at 11:14
o'clock AM. Recorded in Book 2024
on Page 958

Priscilla County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

SURVIVORSHIP WARRANTY DEED

Record and return to:

Grand Island Abstract, Escrow & Title Co.
704 West 3rd St., Grand Island, NE 68801

KNOW ALL MEN BY THESE PRESENTS THAT, Margaret A. Pawnee, a single person, Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Jeffrey D. Kort and Kelsey M. Kort, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, conveys to Grantee the following described real property in Webster County, NE:

A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter (NE1/4) thence S00°00'00"W (assumed bearing) along the east line of said Northeast Quarter (NE1/4) a distance of 65.50 feet to the South line of Highway Number 4 and Place of Beginning; thence continuing S00°00'00"W along the east line of said Northeast Quarter (NE1/4) a distance of 719.87 feet; thence S90°00'00"W perpendicular to the east line of said Northeast Quarter (NE1/4) a distance of 407.58 feet; thence N00°00'00"E parallel with the east line of said Northeast Quarter (NE1/4) a distance of 716.90 feet to the south line of said Highway Number 4; thence N89°34'56"E along said south line of said Highway Number 4 a distance of 407.59 feet to the Place of Beginning.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated this May 24th, 2024

Margaret A. Pawnee

Margaret A. Pawnee

STATE OF Nebraska

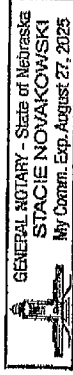
COUNTY OF Hall

The foregoing instrument was acknowledged before me this 24th day of May, 2024 by Margaret A. Pawnee, a single person.

Notary Public, State and County aforesaid

Stacie Novakowski
Notary Public Signature

My commission expires August 27, 2025



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code			
91	2024	928	5/30/2024	Base: 91-0074		Affiliated:	
Location ID		Sale Number	Useability & Code #	Parcel Number			
000333900		81	1	GeoCde	Twn	Rug	Sect
				4133			00
		Date of Sale Assessed Value		Qrt	Subdiv	Area	Blk
				0	20055		006
				0000			
Land		Improvements	Total	Date of Sale Property Classification Code			
3,540		112,345	115,885	Status	Property Type	Zoning	Location
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1
				E) 6	F) 1		
				Commercial			
Multiple Improvements:				Multiple Improvements :			
Construction Date: 1968				Construction Date :			
Floor: 1,144				Floor Sq. Ft. :			
Building Cost New: 170,400				Cost :			
Single Family Style: 101				Commercial Occupancy Code:			
(100) ☐ Mobile Home				Primary: Other1: Other2:			
(101) ☒ One Story				Commercial Construction Class:			
(102) ☐ Two Story				(1) ☐ Fireproof Structural Steel Frame			
(103) ☐ Split Level				(2) ☐ Reinforced Concrete Frame			
(104) ☐ 1 1/2 Story				(3) ☐ Masonry Bearing Walls			
(111) ☐ Bi-Level				(4) ☐ Wood or Steel Framed Ext. Walls			
(106) ☐ Other				(5) ☐ Metal Frame and Walls			
Townhouse or Duplex Style:				Residential Quality: 30			
(301) ☐ One Story				(10) ☐ Low			
(302) ☐ Two Story				(20) ☐ Fair			
(307) ☐ 1 1/2 Story				(30) ☒ Average			
(308) ☐ Split Level				(40) ☐ Good			
(309) ☐ 2 1/2 Story				(50) ☐ Very Good			
(304) ☐ One Story Duplex				(60) ☐ Excellent			
(305) ☐ Two Story Duplex							
				Cost Rank: Condition:			
				(10) ☐ Low (10) ☐ Worn Out			
				(20) ☐ Average (20) ☐ Badly Worn			
				(30) ☐ Above Average (30) ☐ Average			
				(40) ☐ High (40) ☐ Good			
				(50) ☐ Very Good (50) ☐ Very Good			
				(60) ☐ Excellent (60) ☐ Excellent			
Assessor's Adjustment to Sale Price (+ or -):							
Assessor Comments and Reason for Adjustment:							
WD							
Comments:							
000333900							
(Continue on back)							

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 05 Day 30 Yr. 2024		Mo. 05 Day 28 Yr. 2024	
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.							
5 Grantor's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Thomas W. Kirchner, Jr. and Wendy Kirchner							
Street or Other Mailing Address 107 S. High St.							
City		State		Zip Code		State	
Riley		KS		66531		NE	
Phone Number (785) 447-0825		Zip Code 66531		City Blue Hill		State NE	
Email Address N.A.		Phone Number (402) 469-3139		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes ☒ 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)	
☒ Improved ☐ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Partition ☐ Lease ☐ Mineral ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty				☐ State Assessed ☐ Exempt ☐ Mobile Home	
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Conservator ☐ Corrective ☐ Distribution ☐ Easement ☐ Exchange ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller? ☐ Buyer ☐ Seller ☒ No ☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)							
10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No							
12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Grandparents and Grandchild ☐ Spouse ☐ Parents and Child ☐ Step-parent and Step-child ☐ Other							
14 What is the current market value of the real property? \$180,000							
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 902 W. Saline 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.) The East Eighteen Feet (E 18') of Lot Eleven (11) and all of Lot Twelve (12), Block Six (6), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, together with 1/2 of the vacated street abutting said Lot 12, as shown in Ordinance No. 175 recorded in Book 2017, Page 1760.							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed \$ 180,000.00							
23 Was non-real property included in the purchase? ☐ Yes ☒ 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) \$ 180,000.00							
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 Danielle L. Kelley Print or Type Name of Grantee or Authorized Representative Closing Department Manager Phone Number (402) 463-4198 05-30-2024 Date							
26 Date Deed Recorded Mo. 5 Day 30 Yr. 24 \$ 405.00 27 Value of Stamp or Exempt Number BK 2024 Pg 928 28 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 05/30/24

\$ 405.00 By AS

Bk 2024, Pg 928

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 30 day
of May A.D., 2024, at 03:04
o'clock PM. Recorded in Book 2024
on Page 928

Attorneys 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

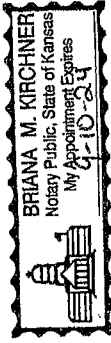
The Grantors, **THOMAS W. KIRCHNER, JR. AND WENDY KIRCHNER, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **DEVON D. WILKERSON, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The East Eighteen Feet (E 18') of Lot Eleven (11) and all of Lot Twelve (12), Block Six (6), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, together with ½ of the vacated street abutting said Lot 12, as shown in Ordinance No. 175 recorded in Book 2017, Page 1760.

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 28th 2024.



Kansas
STATE OF ~~NEBRASKA~~
COUNTY OF Clay } ss

On this 28 day of May, 2024, before me personally appeared **Thomas W. Kirchner, Jr. and Wendy Kirchner**.

Thomas W. Kirchner Jr.
Thomas W. Kirchner, Jr.

Wendy Kirchner
Wendy Kirchner

Briana M. Kirchner
Notary Public - Briana M. Kirchner

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code				Unified:
91	2024	915	5/28/2024	Base: 65-0011 Affiliated:				
Location ID	Sale Number	Useability & Code #	Parcel Number					
001004200	80	1						
Date of Sale Assessed Value			Date of Sale Property Classification Code					
Land	Improvements	Total						
61,915	46,605	108,520						
Irrigation Type:								
LCG			ACRES:			VALUE:		
IRRIGATED 1A1			GRASSLAND 1G1			12.190 18,895		
1A			1G					
2A1			2G1					
2A			2G			3.900 1,950		
3A1			3G1					
3A			3G					
4A1			4G1					
4A			4G			4.360 2,180		
DRYLAND 1D1			Shelterbelt/Timber					
1D			Accretion			1.680		
2D1			Waste			0.100 50		
2D			Other					
3D1			AG LAND TOTAL			22.230 23,075		
3D			Roads					
4D1			Farm Sites			1.000 13,840		
4D			Home Sites			1.000 25,000		
			Recreation					
Dwellings		45,375	Other					
Outbuildings		1,230	Non-AG TOTAL			2.000 38,840		
Assessor's Adjustment to Sale Price (+ or -):				Total Recapture Value:				
Assessor Comments and Reason for Adjustment:								
WD								
Comments from								
001004200								
(Continue on back)								

60260

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

1 County Name 12 County Number WEBSTER - 91 4 Date of Deed Mo. 5 Day 28 Yr. 24 Mo. 5 Day 23 Yr. 24

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Jeffrey P. O'Donnell
Street or Other Mailing Address 1003 Pleasant St.
City Haslings State NE Zip Code 68901
Phone Number N/A
Email Address N/A

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Victor Rojas
Street or Other Mailing Address 2908 Circle Dr.
City Grand Island State NE Zip Code 68801
Phone Number (308) 390-5065 Is the grantee a 501(c)(3) organization? ☒ Yes ☐ No
Email Address N/A If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No

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

(A) Status ☒ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt
☐ IOLL ☐ Commercial ☐ Recreational

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ 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?
\$ 210,000 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

18 Address of Property
539 Highway 78, Guide Rock, NE 68942 19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
All that part of Government Lot 1 in the SE 1/4 of Section 9, Township 1 North, Range 9 West of the 6th P.M., in Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for Highway.

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

22 Total purchase price, including any liabilities assumed \$ 210,000.00

23 Was non-real property included in the purchase?
☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 210,000.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 210,000.00

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.

Victor Rojas
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Grantee

Phone Number (308) 390-5065

Date 5-28-2024

Register of Deeds's Use Only

26 Date Deed Recorded No. 29 Day 24 Yr. 24 27 Value of Stamp or Exempt Number \$ 472.50 28 Recording Data BK 2024 Pg 915

Nebraska Department of Revenue

Form No. 95-269-2008 10-2020 Rev. Supersedes 95-259-2008 Rev. 6-2019

Authorized by Neb. Rev. Stat. §§ 75-214, 77-327(2)

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 29 day
of May A.D., 2024, at 08:35
o'clock AM. Recorded in Book 2024
on Page 915

Jeffrey P. O'Donnell County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to: Prairie Title Inc., 420 West 5th Street, Hastings, NE 68901

WARRANTY DEED

JEFFREY P. O'DONNELL, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **VICTOR ROJAS**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All that part of Government Lot One (1) in the Southeast Quarter (SE ¼) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for Highway.

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

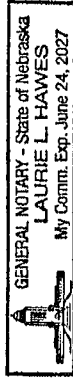
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: May 23rd, 2024.

Jeffrey P. O'Donnell
JEFFREY P. O'DONNELL

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on May 23rd, 2024, by Jeffrey P. O'Donnell.



Laurie L. Hawes
Notary Public

My commission expires: 6-24-27

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	911	5/21/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000622300	79	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
				4487			00	0	40030		000	0000
Date of Sale Assessed Value				Date of Sale Property Classification Code								
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size			
2,000	51,045	53,045		A) 1	B) 01	C) 1	D) 1	E) 7	F) 1			
Assessor Location: GUIDE ROCK (GR)												
Residential				Commercial								
Multiple Improvements:				Multiple Improvements :								
Construction Date: 1964				Construction Date :								
Floor: 1,434				Floor Sq. Ft. :								
Building Cost New: 150,315				Cost :								
Single Family Style: 101				Commercial Occupancy Code:								
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:										
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:										
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame										
(103) ☐ Split Level	(40) ☒ Good	(2) ☐ Reinforced Concrete Frame										
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls										
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls										
(106) ☐ Other		(5) ☐ Metal Frame and Walls										
Townhouse or Duplex Style:		Residential Quality: 30		(6) ☐ Pole Frame								
(301) ☐ One Story	(10) ☐ Low			Cost Rank: Condition:								
(302) ☐ Two Story	(20) ☐ Fair			(10) ☐ Low (10) ☐ Worn Out								
(307) ☐ 1 1/2 Story	(30) ☒ Average			(20) ☐ Average (20) ☐ Badly Worn								
(308) ☐ Split Level	(40) ☐ Good			(30) ☐ Above Average (30) ☐ Average								
(309) ☐ 2 1/2 Story	(50) ☐ Very Good			(40) ☐ High (40) ☐ Good								
(304) ☐ One Story Duplex	(60) ☐ Excellent			(50) ☐ Very Good								
(305) ☐ Two Story Duplex				(60) ☐ Excellent								
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
QCD; DISSOLUTION												
Comments from				Comments:								
000622300												
												(Continue on back)

15-000

NEBRASKA

Real Estate Transfer Statement

FORM

521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name	12 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. <u>5</u> Day <u>21</u> Yr. <u>24</u>	Mo. <u>5</u> Day <u>21</u> Yr. <u>24</u>
5 Grantor's Name (Seller)	6 Grantee's Name (Buyer)	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	
Andrew A. Hansen and Summer R. Hansen	Summer R. Hansen		
Street or Other Mailing Address	Street or Other Mailing Address		
320 West Douglas	320 West Douglas		
City	City		
Guide Rock	Guide Rock		
State	State		
NE	NE		
Zip Code	Zip Code		
68942	68942		
Phone Number	Phone Number		
(402) 257-7004	(402) 257-7004		
Email Address	Email Address		

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	(B) Property Type	(C)
(A) Status		
☒ Improved	☐ Mineral Interests-Nonproducing	☐ State Assessed
☐ Unimproved	☐ Mineral Interests-Producing	☐ Exempt
☐ IOL		
8 Type of Deed	☐ Land Contract/Memo	☐ Sheriff
☐ Bill of Sale	☐ Distribution	☐ Trust/Trustee
☐ Corrective	☐ Easement	☐ Warranty
☐ Cemetery	☐ Executor	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	11 Was real estate purchased for same use? (If No, state the intended use.)
☐ Buyer	☐ Foreclosure	☒ Yes ☐ No
☐ Seller	☐ Distribution	
☒ No	☐ Auction	
	☐ Easement	
	☐ Gift	
	☐ Exchange	
	☐ Grantor Trust	
	☐ Irrevocable Trust	
	☐ Life Estate	
	☐ Partition	
	☐ Revocable Trust	
	☐ Sale	
	☐ Satisfaction of Contract	
	☐ Other (Explain)	

12 Was real estate purchased for same use? (If No, state the intended use.)	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
☒ Yes ☐ No	☐ Self
	☐ Family Corp., Partnership, or LLC
	☐ Aunt or Uncle to Niece or Nephew
	☐ Brothers and Sisters
	☐ Grandparents and Grandchild
	☐ Parents and Child
	☐ Step-parent and Step-child
	☐ Other

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$56,330	☐ Yes ☒ No

16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
☐ Yes ☒ No	☐ Yes ☒ No

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
320 West Douglas	Summer R. Hansen
Guide Rock NE 68942	320 West Douglas
19a ☐ No address assigned	Guide Rock NE 68942

20 Legal Description (Attach additional pages, if needed.)
THE WEST 90 FEET BY 100 FEET, BLOCK J, GUIDE ROCK SUBDIVISION BY ORDINANCE, GUIDE ROCK, WEBSTER COUNTY, NEBRASKA; AND THE SOUTH 105 FEET OF THE WEST 90 FEET, BLOCK H, GUIDE ROCK SUBDIVISION BY ORDINANCE, GUIDE ROCK, WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres transferred in this transaction	22 Total purchase price, including any liabilities assumed
N/A	\$ 22 0.00
	\$ 23 0.00
	\$ 24 0.00

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

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>5</u> Day <u>28</u> Yr. <u>24</u>	\$ Exempt # <u>5a</u>	<u>68942</u> <u>911</u>

29 Signature of Grantor or Authorized Representative	30 Signature of Grantee or Authorized Representative
Summer R. Hansen	Summer R. Hansen

31 Phone Number	32 Date
(402) 257-7004	5/21/24

33 For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX	
Date: 05/28/24	
\$ 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 28 day
of May A.D., 2024, at 09:07
o'clock AM. Recorded in Book 2024
on Pages 911-913

Attorney General

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

After Recording Mail To:
Summer R. Hansen
320 West Douglas
Guide Rock, NE 68942

Send Subsequent Tax Bills To:
Summer R. Hansen
320 West Douglas
Guide Rock, NE 68942

Prepared By:
DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

THIS INDENTURE BETWEEN:

Andrew A. Hansen, an unmarried man and Summer R. Hansen, an unmarried woman, who
acquired title as husband and wife, as joint tenants, of the first part

AND

Summer R. Hansen, an unmarried woman, of the second part,

WITNESSETH THAT,

The said party of the first part, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and
valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant,
convey, remise, release and forever quitclaim unto the said party of the second part, and to their heirs
and assigns forever, all right title interest, estate, claim, and demand, both at law and in equity, of, in
and to the following described real estate situated in the County of Webster, and State of NE, to wit:

THE WEST 90 FEET BY 100 FEET, BLOCK J, GUIDE ROCK SUBDIVISION BY ORDINANCE, GUIDE
ROCK, WEBSTER COUNTY, NEBRASKA; AND

THE SOUTH 105 FEET OF THE WEST 90 FEET, BLOCK H, GUIDE ROCK SUBDIVISION BY
ORDINANCE, GUIDE ROCK, WEBSTER COUNTY, NEBRASKA.

Tax Parcel Number: 0622300

MORE commonly known as: 320 West Douglas, Guide Rock, NE 68942

Prior Recorded Doc. Ref.: Deed: Recorded July 29, 2014, BK 2014, PG 1617

SUBJECT TO any Covenants, Conditions, Restrictions and Easements now of record, if any;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; to have
and to hold the above-described premises unto the said party of the second part, their heirs and assigns.

4-18-24

(Attached to and becoming a part of Quitclaim Deed dated _____ between
Andrew A. Hansen, an unmarried man and Summer R. Hansen, an unmarried woman, who acquired
title as husband and wife, as joint tenants, as Seller(s) and Summer R. Hansen, an unmarried woman,
as Purchaser(s)).

Dated this 18th day of April, 2024

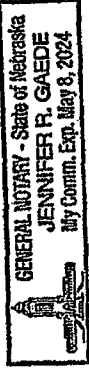
Andrew A. Hansen
Andrew A. Hansen

STATE OF Nebraska
COUNTY OF Webster ss

The foregoing instrument was acknowledged before me this 18 day of
April, 2024 by Andrew A. Hansen, an unmarried man

NOTARY RUBBER STAMP/SEAL

Jennifer R. Gaele
NOTARY PUBLIC
Notary
N/A
Title of Rank
Serial Number, if any
My Commission Expires: May 8, 2024

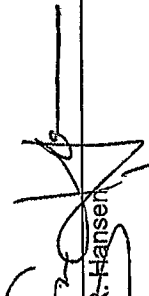


PRG-73834266-Q6101 04 0203

May 21, 2024

(Attached to and becoming a part of Quitclaim Deed dated _____ Ween
Andrew A. Hansen, an unmarried man and Summer R. Hansen, an unmarried woman, who acquired
title as husband and wife, as joint tenants, as Seller(s) and Summer R. Hansen, an unmarried woman,
as Purchaser(s).)

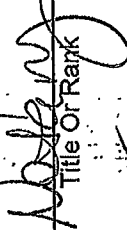
Dated this _____ day of May 21, 2024


Summer R. Hansen

STATE OF NE ss
COUNTY OF Webster

The foregoing instrument was acknowledged before me, this _____ day of
May 21, 2024, by Summer R. Hansen, an unmarried woman.

NOTARY RUBBER STAMP/SEAL


NOTARY PUBLIC

Title Or Rank

General Notary - State of Nebraska
CONNIE EISLEY
My Comm. Exp. July 7, 2024.

Serial Number, if any
My Commission Expires: 7-7-24

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	895	5/24/2024		Base: 91-0002		Affiliated:				Unified:			
Location ID	Sale Number		Useability & Code #		Parcel Number										
001805600	78		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value					4491	1	11	8	0	00000	7645				
Land	Improvements		Total		Date of Sale Property Classification Code										
23,200	10,215		33,415		Status	Property Type	Zoning	Location	City Size	Parcel Size					
Irrigation Type:					A) 1	B) 06	C) 5	D) 3	E) 0	F) 5					
LCG					ACRES:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1					GRASSLAND		IG1								
1A							1G								
2A1							2G1								
2A							2G								
3A1							3G1								
3A							3G								
4A1							4G1								
4A							4G								
DRYLAND 1D1					Shelterbelt/Timber										
1D					Accretion										
2D1					Waste										
2D					Other										
3D1					AG LAND TOTAL										
3D					Roads										
4D1					Farm Sites										
4D					Home Sites										
					Recreation										
Dwellings					Other										
Outbuildings			10,215		Non-AG TOTAL										
Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:										
Assessor Comments and Reason for Adjustment:															
JTWD; TRANSFER FROM PARENT & CHILD															
Comments from					Comments:										
001805600															
(Continue on back)															

6-16-12

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.

1 County Name
WEBSTER - 91

2 County Number
WEBSTER - 91

3 Date of Sale/Transfer
Mo. 5 Day 24 Yr. 2024

4 Date of Deed
Mo. 5 Day 24 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Max L. Merrill and Marlea K. Merrill
Street or Other Mailing Address
305 North Franklin Street
City Red Cloud State NE Zip Code 68970
Phone Number (402) 270-1868
Email Address NA

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Angela Kay McConnell and Chris Alan McConnell
Street or Other Mailing Address
5920 SE Berryton Road
City Berryton State KS Zip Code 66409-68970
Phone Number (785) 213-2353 Is the grantee a 501(c)(3) organization? Yes No
Email Address NA If Yes, is the grantee a 509(a) foundation? Yes No

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status
☒ Improved
☐ Unimproved
☐ IOLL
(B) Property Type
☐ Mineral Interests-Nonproducing
☐ Mineral Interests-Producing
(C)
☐ State Assessed
☐ State Exempt
☐ Mobile Home

8 Type of Deed
☐ Bill of Sale
☐ Cemetery
☐ Conservator
☐ Corrective
☐ Death Certificate - Transfer on Death
☐ Distribution
☐ Easement
☐ Executor
☐ Industrial
☐ Multi-Family
☒ Recreational
☐ Single Family
☐ Agricultural
☐ Land Contract/Memo
☐ Partition
☐ Personal Rep.
☐ Quit Claim
☐ Sheriff
☐ Trust/Trustee
☒ Warranty
☐ 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
☐ Auction
☐ Court Decree
☐ Exchange
☐ Grantor Trust
☐ Irrevocable Trust
☐ Life Estate
☐ Partition
☐ Revocable Trust
☐ Sale
☐ Satisfaction of Contract
☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)
☒ Yes
☐ No
12 Was real estate purchased for same use? (If No, state the intended use.)
☒ Yes
☐ No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
☒ Yes
☐ No
☐ Aunt or Uncle to Niece or Nephew
☐ Family Corp., Partnership, or LLC
☐ Self
☐ Brothers and Sisters
☐ Grandparents and Grandchild
☒ Parents and Child
☐ Step-parent and Step-child
☐ Other

14 What is the current market value of the real property?
\$31,255
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
862 River Road, 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 East 440 feet of all that part of Government Lot Eight (8), lying south of the Republican River as of October 27, 1972, together with all accretions thereto, in Section Eight (8), Township One (1) North, Range Eleven 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
23 Was non-real property included in the purchase?
☐ Yes
☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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
Don E. Theobald
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
(402) 746-2774
Phone Number
May 24, 2024
Date

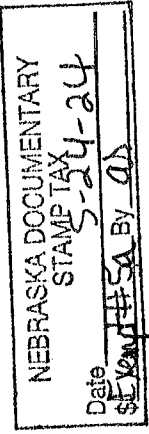
26 Date Deed Recorded
Mo. 5 Day 24 Yr. 24
27 Value of Stamp or Exempt Number
\$ Exempt #5a
28 Recording Data
BK2024, Pg 895
For Dept. Use Only

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 24 day
of May A.D., 20 24 at 10:44
o'clock a M. Recorded in Book 2024
on Page 895

Catherine King County Clerk
ID-00 0 as Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Max L. Merrill and Marlea K. Merrill, husband and wife, GRANTORS, in consideration of love and affection received from GRANTEES, Angela Kay McConnell and Chris Alan McConnell, a married couple, convey to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as described in Neb. Rev. Stat. 76-201):

The East 440 feet of all that part of Government Lot Eight (8), lying south of the Republican River as of October 27, 1972, together with all accretions thereto, in Section Eight (8), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantors covenant jointly and severally, with Grantees that Grantors:

- 1) are lawfully seized of such real estate and that it is free from encumbrances except those of record;
- 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.

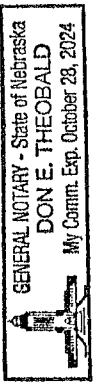
Executed May 24, 2024

Max L. Merrill
Max L. Merrill, Grantor

Marlea K. Merrill
Marlea K. Merrill, Grantor

STATE OF NEBRASKA, COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 24, 2024 by Max L. Merrill and Marlea K. Merrill, husband and wife, Grantors.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	893	5/23/2024		Base: 91-0002			Affiliated:			Unified:			
Location ID		Sale Number		Useability & Code #		Parcel Number									
002301800		77		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
						4369	2	12	9	1	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
266,895				266,895		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		80.680		125,055					
1A						1G		4.220		6,540					
2A1						2G1		32.420		47,010					
2A						2G									
3A1						3G1									
3A						3G									
4A1						4G1									
4A						4G		1.070		1,390					
DRYLAND 1D1						Shelterbelt/Timber									
1D		11.810		32,480		Accretion									
2D1		17.580		48,345		Waste		9.610		4,805					
2D		0.230		635		Other									
3D1						AG LAND TOTAL		157.850		266,895					
3D						Roads		1.990							
4D1						Farm Sites									
4D		0.230		635		Home Sites									
						Recreation									
Dwellings						Other									
Outbuildings						Non-AG TOTAL		1.990							
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:									
Assessor Comments and Reason for Adjustment:															
WD; TRANSFER TO LIFE ESTATE, BETWEEN PARENT & CHILD															
Comments from															
002301800															
(Continue on back)															

7190

Real Estate Transfer Statement

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 05 Day 23 Yr. 2024	Mo. 05 Day 23 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Robert Theer and Brenda Theer, husband and wife			
Street or Other Mailing Address PO Box 24			
City	State	Zip Code	State
Lawrence	NE	68957	
Phone Number	Is the grantee a 501(c)(3) organization?		
(402) 756-7842	If Yes, is the grantee a 509(a) foundation? Yes ☒ No ☒		
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
☒ Improved ☒ Unimproved ☐ IOLL	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☒ Warranty ☐ Sheriff ☐ Trust/Trustee ☐ 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 ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Life Estate ☒ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No Reserved Life Estate	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.) ☒ Yes ☐ No	☐ Family Corp., Partnership, or LLC ☐ Self ☐ Grandparents and Grandchild ☒ Parents and Child ☐ Step-parent and Step-child ☐ Other
14 What is the current market value of the real property? \$331,527	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a ☐ No address assigned 18b ☒ Vacant land	Robert Theer and Brenda Theer P. O. Box 24 Lawrence, NE 68957
20 Legal Description (Attach additional pages, if needed.) See Attached	

21 If agricultural, list total number of acres transferred in this transaction	159.84
22 Total purchase price, including any liabilities assumed	22 \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ 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	Print or Type Name of Grantee or Authorized Representative Henry C. Schenker	Attorney	Phone Number (308) 425-6273
	Signature of Grantee or Authorized Representative	Title	Date 5/23/2024

Register of Deed's Use Only	
26 Date Deed Recorded Mo. 5 Day 23 Yr. 24	28 Recording Data BK2024, Pg 893
27 Value of Stamp or Exempt Number \$ Exempt #5a	For Dept. Use Only

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

Attachment to Nebraska Form 521

6. Grantee's Names/Addresses

ROBERT THEER and BRENDA THEER, husband and wife (Joint Life Tenants)
P. O. Box 24
Lawrence, NE 68957
(402) 756-7842

BETHANY THOMPSON (1/3rd Remainder Interest)
7750 South 28th
Lincoln, NE 68516
(402) 617-0791

BRIAN OWENS (1/3rd Remainder Interest)
550 South 53rd
Lincoln, NE 68510
(402) 480-1896

LESLIE MUFF (1/3rd Remainder Interest)
1603 West 37th Street
Kearney, NE 68845
(308) 708-3048

20. Legal Description:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Nine (9) and the West Half of the County Road Running North and South adjacent to the Northeast Quarter (NE $\frac{1}{4}$) of Section Nine (9); all in Township Two (2), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

RESERVING, HOWEVER to the Grantor a life estate in the above said premises.

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 23 day
of May A.D., 2024, at 12:57
o'clock P.M. Recorded in Book 2024
on Pages 893-894

Brenda Theer County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

When recording is completed return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

LIFE ESTATE WARRANTY DEED

ROBERT THEER and BRENDA THEER, husband and wife, Grantors,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Love and Affection, receipt of which is hereby acknowledged, conveys to

BETHANY THOMPSON, BRIAN OWENS, and LESLIE MUFF, each an undivided one-third (1/3rd) interest as tenants in common, Grantees,

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

The Northeast Quarter (NE¼) of Section Nine (9) and the West Half of the County Road Running North and South adjacent to the Northeast Quarter (NE¼) of Section Nine (9); all in Township Two (2), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

RESERVING, HOWEVER to the Grantors and the survivor of them a joint life estate in all of the above said premises.

Grantors covenant (jointly and severally, if more than one) with the Grantees that Grantors are:

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

Executed: May 23, 2024.

Robert Theer
Robert Theer.

Brenda Theer
Brenda Theer.

STATE OF NEBRASKA)
)
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on May 23, 2024 by
Robert Theer and Brenda Theer, husband and wife, Grantors.



Henry C. Schenker
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code								
91		2024	885	5/14/2024		Base: 65-0005		Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001305300		76		4 05		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
						4135	4	9	10	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
345,650		30,235		375,885		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		59.800		92,695				
1A						1G		8.290		12,850				
2A1						2G1		12.580		18,245				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		15.730		43,260		Accretion								
2D1						Waste								
2D		49.260		135,470		Other								
3D1						AG LAND TOTAL		156.310		331,810				
3D						Roads		3.990						
4D1						Farm Sites		1.000		13,840				
4D		10.650		29,290		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				30,235		Non-AG TOTAL		4.990		13,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER 1/4 INTEREST INTO LIVING TRUST	
Comments from	Comments:
001305300	
	(Continue on back)

62415

76

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 14 Yr. 2024	Mo. 05 Day 14 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller)			
Jose M. Regueira & Marilyn A. Regueira			
Street or Other Mailing Address			
5235 Tipperary Trail			
City	State	Zip Code	Zip Code
Lincoln	NE	68512	68512
Phone Number	Is the grantee a 501(c)(3) organization?		
(402) 505-5400	If Yes, is the grantee a 509(a) foundation?		
Email Address	Yes ☒ No ☒		
None	Yes ☒ No ☒		

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

(A) Property		(B) Property Type		(C)
☒ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interest-Nonproducing	☐ State Assessed
☐ Unimproved	☐ Multi-Family	☒ Agricultural	☐ Mineral Interest-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Recreational		
8 Type of Deed				
☐ Conservator	☐ Distribution	☐ Land Contract/Memo	☐ Partition	☐ Sheriff
☐ Bill of Sale	☐ Easement	☐ Lease	☐ Personal Rep.	☐ Trust/Trustee
☐ Cemetery	☐ Death Certificate - Transfer on Death	☐ Executor	☐ Mineral	☒ Warranty
9 Was transfer part of IRS like-kind exchange (L.R.C. § 7031 Exchange) by buyer or seller?				
☐ Buyer	☐ Seller	☒ No	10 Type of Transfer	
			☐ Foreclosure	☐ Irrevocable Trust
			☐ Auction	☐ Life Estate
			☐ Court Decree	☐ Exchange
			☐ Grantor Trust	☐ Partition
			☐ Satisfaction of Contract	☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)				
☒ Yes ☐ No				

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

☒ Yes	☐ No	☐ Family Corp., Partnership, or LLC	☒ Self	☐ Other revocable trust
☐ Yes	☐ No	☐ Aunt or Uncle to Niece or Nephew	☐ Spouse	
☐ Yes	☐ No	☐ Brothers and Sisters	☐ Step-parent and Step-child	
☐ Yes	☐ No	☐ Ex-spouse		

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

\$80,701

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No

18 Address of Property

Ag Land

18a ☐ No address assigned 18b ☐ Vacant land

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

Please see attached Exhibit "A"

21 If agricultural, list total number of acres transferred in this transaction. ~160

22 Total purchase price, including any liabilities assumed	\$	22	\$	0.00
23 Was non-real property included in the purchase?	\$	23	\$	0.00
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	24	\$	0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

4

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

Andrew C. Sigerson

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Attorney

Phone Number

(402) 505-5400

Date

05/14/2024

For Dept. Use Only

26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

Mo. 5 Day 22 Yr. 24 \$ Exempt # 4 BK 2024 Pg 885

Nebraska Department of Revenue Form No. 96-265-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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

2024 May 22 11:32 AM Ex004 Book 2024 Page 885

Exhibit "A"

Their undivided one-fourth (1/4th) interest in:

The Southwest Quarter (SW ¼) of Section 10, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, except for the following: Beginning at the Southwest Corner of Section 10; thence North on the West line of said Southwest Quarter a distance of 2,641.7 feet to the West Quarter corner of Section 10; thence East a distance of 40.0 feet; thence South a distance of 2,565.4 feet; thence Southeasterly deflecting 54 degrees, 11 minutes left a distance of 74.0 feet; thence South deflecting 54 degrees, 11 minutes right a distance of 33.0 feet to a point on the South line of the Northwest Quarter (NW ¼) of Section 10; thence West a distance of 100.0 feet, more or less, to the point of beginning, containing 2.51 acres, more or less, which includes 2.06 acres, more or less, previously occupied as a public road except the mineral rights for the above excepted property shall also pass to the buyers.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX	
Date: 05/22/24	
\$ Ex004	By AS

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 May A.D., 2024, at 11:32
o'clock AM. Recorded in Book 2024
on Pages 885-886

Attorney General County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Please return to:

Andrew C. Sigerson
Andrew C. Sigerson, P.C., L.L.O.
9859 S. 168th Ave.
Omaha, NE 68136
(402) 505-5400

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, JOSE M. REGUEIRA and MARILYN A. REGUEIRA, husband and wife, GRANTOR(S), do hereby grant, bargain, sell convey and confirm unto MARILYN A. REGUEIRA and JOSE M. REGUEIRA, Trustees of the MARILYN A. REGUEIRA LIVING TRUST dated May 14, 2024, and any amendments thereto, GRANTEE(S), the following described real estate (as defined in Neb. Rev. Stat §76-201) in Webster County, Nebraska to-wit:

Their undivided one-fourth (1/4th) interest in:

The Southwest Quarter (SW ¼) of Section 10, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, except for the following: Beginning at the Southwest Corner of Section 10; thence North on the West line of said Southwest Quarter a distance of 2,641.7 feet to the West Quarter corner of Section 10; thence East a distance of 40.0 feet; thence South a distance of 2,565.4 feet; thence Southeasterly deflecting 54 degrees, 11 minutes left a distance of 74.0 feet; thence South deflecting 54 degrees, 11 minutes right a distance of 33.0 feet to a point on the South line of the Northwest Quarter (NW ¼) of Section 10; thence West a distance of 100.0 feet, more or less, to the point of beginning, containing 2.51 acres, more or less, which includes 2.06 acres, more or less, previously occupied as a public road except the mineral rights for the above excepted property shall also pass to the buyers.

GRANTOR(S) covenant, jointly and severally (if more than one), with GRANTEE(S) that GRANTOR(S) are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

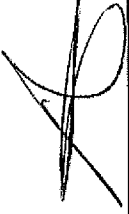
EXECUTED this 14th day of May, 2024

Jose M. Regueira
JOSE M. REGUEIRA, Grantor

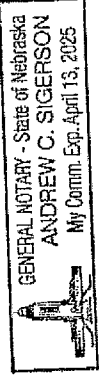
Marilyn A. Regueira
MARILYN A. REGUEIRA, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this 14th day of May, 2024, by JOSE M. REGUEIRA and MARILYN A. REGUEIRA.



Notary Public



Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code								
91		2024	855	5/13/2024		Base: 65-0011		Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001004200		75		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
						4487	1	9	9	4	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
61,915		46,605		108,520		Status	Property Type	Zoning	Location	City Size	Parcel Size			
		Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		12.190		18,895				
1A						1G								
2A1						2G1								
2A						2G		3.900		1,950				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		4.360		2,180				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion		1.680						
2D1						Waste		0.100		50				
2D						Other								
3D1						AG LAND TOTAL		22.230		23,075				
3D						Roads								
4D1						Farm Sites		1.000		13,840				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				45,375		Other								
Outbuildings				1,230		Non-AG TOTAL		2.000		38,840				
Assessor's Adjustment to Sale Price (+ or -):				Total Recapture Value:										
Assessor Comments and Reason for Adjustment:														
QCD; SALE BETWEEN PARENT & CHILD														
Comments from														
001004200														
(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	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 5 Day 13 Yr. 2024	Mo. 5 Day 13 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) See Attachment Jeffrey P. O'Donnell Street or Other Mailing Address 1003 Pleasant St.			
City	State	Zip Code	
Hastings	NE	68901	
Phone Number	Is the grantee a 501(c)(3) organization?		
(402) 469-6629	Yes ☐ No ☒		
Email Address	Is the grantee a 509(a) foundation?		
n/a	Yes ☐ 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)
☒ Improved ☐ Unimproved ☐ IOLL	☐ Single Family ☐ Industrial ☐ Multi-Family ☐ Agricultural ☐ Commercial ☐ Recreational	☐ State Assessed ☐ State Exempt ☐ Mobile Home

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

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

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

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

☒ Yes ☐ No	☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☒ Parents and Child ☐ Ex-spouse ☐ Step-parent and Step-child ☐ Other
--	---

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

\$107,250	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

539 Hwy 78 Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Jeffrey P. O'Donnell 1003 Pleasant St. Hastings, NE 68901
------------------------------------	---

18a ☐ No address assigned 18b ☐ Vacant land

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

All that Part of Government Lot One (1) in the Southeast Quarter (SE¼) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for highway.

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

22 Total purchase price, including any liabilities assumed	22	\$	1.00
23 Was non-real property included in the purchase?	23	\$	
☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	1.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

(S)(C)	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.

Joshua A. Johnson

sign here	Print or Type Name of Grantee's Authorized Representative Joshua A. Johnson	Attorney at Law	(402) 462-5187
	Signature of Grantee's Authorized Representative	Title	Phone Number 5/13/24 Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 17 Yr. 24	\$ Exempt # 5	BK2024, Pg 855

5.

Patrick J. O'Donnell and Kristin M. O'Donnell
1134 N. Webster Ave.
Hastings, NE 68901
(402) 432-6307

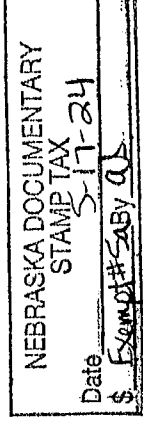
AND

Kevin L. O'Donnell and Jill A. O'Donnell
3602 11th Ave.
Kearney, NE 68845
(402) 943-6281

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 May A.D., 2024, at 10:43
o'clock 2 M. Recorded in Book 2024
on Page 855-856

Abby Hargis County Clerk
16.00 Deputy
Ind Comp Assessor Carded



Conway, Pauley & Johnson, P. C.
P. O. Box 315
Hastings, NE 68902-0315

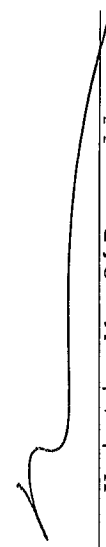
QUITCLAIM DEED

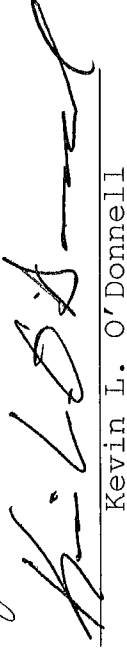
PATRICK J. O'DONNELL and KRISTIN M. O'DONNELL, husband and wife, KEVIN L. O'DONNELL and JILL A. O'DONNELL, husband and wife, and JEFFREY P. O'DONNELL, a single person, quitclaim to GRANTEE, JEFFREY P. O'DONNELL, a single person, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

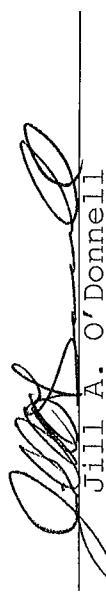
All that Part of Government Lot One (1) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for highway.

Executed May 14, 2024.


Patrick J. O'Donnell


Kristin M. O'Donnell

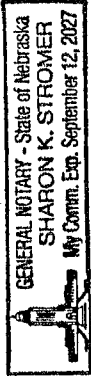

Kevin L. O'Donnell


Jill A. O'Donnell


Jeffrey P. O'Donnell

STATE OF NEBRASKA)
)
COUNTY OF Adams) ss.

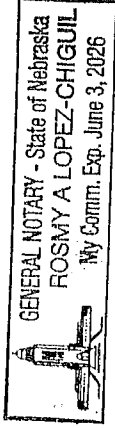
The foregoing instrument was acknowledged before me on
May 13, 2024, by Patrick O'Donnell and Kristin M.
O'Donnell, husband and wife.



Sharon K. Stromer
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF Buffalo) ss.

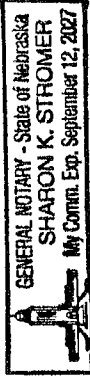
The foregoing instrument was acknowledged before me on
May 14th, 2024, by Kevin L. O'Donnell and Jill A.
O'Donnell, husband and wife.



Rosmy A. Lopez - Chiguil
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on
May 13, 2024, by Jeffrey P. O'Donnell, a single person.



Sharon K. Stromer
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2024	854	5/16/2024	Base: 65-0011					Affiliated:					Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number											
001113300	74	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
				4375	2	9	30	3	00000	1	000	1645			
Date of Sale Assessed Value				Date of Sale Property Classification Code											
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size						
533,945	138,005	671,950		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9						
Irrigation Type:															
LCG				ACRES:				VALUE:							
IRRIGATED 1AI				GRASSLAND IGI				94.000	145,700						
1A				IG				20.000	31,000						
2AI				2GI											
2A				2G				10.000	14,500						
3AI				3GI											
3A				3G											
4AI				4GI											
4A				4G											
DRYLAND 1DI				Shelterbelt/Timber											
1D	29.000	79,750		Accretion											
2D1				Waste											
2D	27.000	74,250		Other											
3D1				AG LAND TOTAL				231.000	485,450						
3D				Roads				6.000							
4D1				Farm Sites				1.000	13,840						
4D	51.000	140,250		Home Sites				2.000	34,655						
				Recreation											
Dwellings		50,570		Other											
Outbuildings		87,435		Non-AG TOTAL				9.000	48,495						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD; SALE BETWEEN PARENT & CHILD			
Comments from		Comments:	
001113300 001113400			
		(Continue on back)	

Good Life. Great Service.

DEPARTMENT OF REVENUE

• To be filled 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		2		Mo. 5 Day 16 Yr. 24		Mo. 5 Day 16 Yr. 24	
5 Grantor's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) See attached							
Street or Other Mailing Address See attached							
City		State		City		State	
Guide Rock		NE		Guide Rock		NE	
Phone Number		Zip Code		Phone Number		Zip Code	
		68942				68942	
Email Address				Email Address			
NA				NA			
6 Grantee's Name, Address, and Telephone (Please Print)							
Grantee's Name (Buyer) See attached							
Street or Other Mailing Address See attached							
City		State		City		State	
Guide Rock		NE		Guide Rock		NE	
Phone Number		Zip Code		Phone Number		Zip Code	
		68942				68942	
Email Address				Email Address			
NA				NA			
Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No							
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ 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)	
☒ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☒ Unimproved	☐ Multi-Family	☒ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			
8 Type of Deed		Land Contract/Memo		Sheriff	
☐ Bill of Sale		☐ Distribution		☐ Trust/Trustee	
☐ Corrective		☐ Easement		☐ Warranty	
☐ Cemetery		☐ Executor			
☐ Death Certificate - Transfer on Death		☐ Mineral			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer		Transfer on Death	
☐ Buyer		☐ Distribution		☐ Revocable Trust	
☒ Seller		☐ Auction		☐ Life Estate	
☐ No		☐ Easement		☐ Sale	
		☐ Court Decree		☐ Partition	
		☐ Exchange		☐ Satisfaction of Contract	
		☐ Grantor Trust		☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)			
☐ Yes ☒ No		☒ Yes ☐ No			

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

☒ Yes	☐ No	☐ Family Corp., Partnership, or LLC	☐ Self	☐ Other
		☐ Aunt or Uncle to Niece or Nephew	☐ Spouse	
		☐ Brothers and Sisters	☐ Step-parent and Step-child	
		☐ Ex-spouse		

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

\$558,370	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	☐ Yes ☒ No \$ _____ %

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property

	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Kary and Debra Winslow, 1975 Road H, Guide Rock, NE 68942

18a ☒ No address assigned 18b ☐ Vacant land

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

See attached

21 If agricultural, list total number of acres transferred in this transaction 240

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	22	\$	0.00
	23	\$	
	24	\$	0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

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

Chad Winslow

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

(402) 257-7141

Phone Number

5/16/24

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 17 Yr. 24

\$ Exempt # 5b

BL 2024, Pg 854

Nebraska Department of Revenue

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

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

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

Grantors/Grantees

Kary and Deb Winslow 1975 Road H, Guide Rock, NE 68942 402 257-7707

Chad Winslow 1975 Road H, Guide Rock, NE 68942 402 257-7012

Cody Winslow 1973 Road H, Guide Rock, NE 68942 402 257-7141 (Charity Winslow)

Legal Description

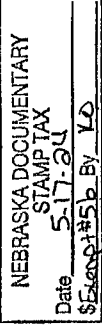
The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) and the East half of the Southwest Quarter (E1/2SW1/4) of Section Thirty (30), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, AND

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Thirty One (31), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of May A.D., 2024, at 9:24
o'clock A.M. Recorded in Book 224
on Page 854

Debra K. Winslow County Clerk
10:00
Ind. Comp. Assessor Carded



Prepared by:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Kary L. Winslow and Debra K. Winslow, husband and wife, Chad W. Winslow, a single person, and Cody L. Winslow and Charity R. B. Winslow, husband and wife, Grantors, in consideration of love and affection and other valuable consideration received from Grantees, Chad W. Winslow and Cody L. Winslow, and Cody L. Winslow as Custodian for Kay S. Winslow, Adalee May Jean Winslow and Emmie M. Winslow under the Nebraska Uniform Transfers to Minors Act, Convey to Grantees, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) and the East half of the Southwest Quarter (E1/2SW1/4) of Section Thirty (30), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, AND

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Thirty One (31), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

** Reserving full life use and benefit otherwise known as a Life Estate to Kary L. Winslow and Debra K. Winslow, husband and wife, as joint tenants.

Grantors covenant, jointly and severally, with Grantees 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 May 16, 2024.

Kary L. Winslow
Kary L. Winslow

Debra K. Winslow
Debra K. Winslow

Chad W. Winslow
Chad W. Winslow

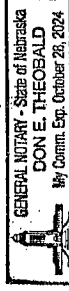
Cody L. Winslow
Cody L. Winslow

Charity R. B. Winslow
Charity R. B. Winslow

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 16, 2024 by Kary L. Winslow and Debra K. Winslow, husband and wife, Chad W. Winslow, a single person and Cody L. Winslow and Charity R.B. Winslow, husband and wife.

Don E. Theobald
Notary Public



Residential & Commercial Sales Worksheet

[illegible]

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name	12 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 05 Day 16 Yr. 2024	Mo. 05 Day 16 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Todd A Brown & Cody J Carson-Brown			
Street or Other Mailing Address 836 N Minnesota Ave			
City	State	Zip Code	
Hastings	NE	68901	
Phone Number			
(402) 257-0502			
Email Address			
6 Grantee's Name, Address, and Telephone (Please Print)			
Grantee's Name (Buyer) Amy Springer			
Street or Other Mailing Address 116 W 4th St			
City	State	Zip Code	
Red Cloud	NE	68970	
Phone Number			
Email Address			

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

(A) Status	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Distribution ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) ☐ Yes ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Easement ☐ Gift ☐ Grantor Trust ☐ Partition ☐ Foreclosure ☐ Irrevocable Trust ☒ Life Estate ☐ Sale ☐ Revocable Trust ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Satisfaction of Contract ☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No 2/3 undivided interest	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No	

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)
☐ Yes
☒ No
Aunt or Uncle to Niece or Nephew
Brothers and Sisters
Ex-spouse
Family Corp., Partnership, or LLC
Grandparents and Grandchild
Parents and Child
Self
Spouse
Step-parent and Step-child
Other

14 What is the current market value of the real property?
\$7,285

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
125 N Webster St
Red Cloud, NE 68970

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description
Lots 4-7, Block 28 OTRC, Webster County, NE

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed \$ 28,000.00

23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) \$ 23

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 28,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title Attorney
Date 05/16/2024
Phone Number (402) 746-3613

26 Date Deed Recorded Mo. 5 Day 16 Yr. 24 27 Value of Stamp or Exempt Number \$ 63.00 28 Recording Data Bl 2024 Pg 853
Nebraska Department of Revenue
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of May A.D., 2024, at 3:03
o'clock P.M. Recorded in Book 853

on Page 853 County Clerk
Abbey Hagg 10.00 Deputy
Ind Comp Assessor Carded

BOOK 2024 PAGE 853

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-16-24</u>
\$	<u>63.00</u> By <u>LO</u>

WARRANTY DEED

Todd A. Brown and Cody J. Carson-Brown, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Amy L. Springer, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided 2/3 interest in:

Lots Four (4), Five (5), Six (6) and Seven (7), Block Twenty-eight (28), Original Town of Red Cloud, Webster County, Nebraska.

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

(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;

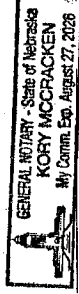
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Todd A. Brown
Todd A. Brown

Cody J. Carson-Brown
Cody J. Carson-Brown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 16, 2024, by Todd A. Brown and Cody J. Carson-Brown, husband and wife.



Comm. expires

Kory McCracken
Notary Public