Agricultural Land Sales Worksheet

	6.000	<u>. '</u>	Non-AG TOTAL	Nor			Outbuildings	Outbu
		Ħ	Other				Dwellings	Dи
		р	Recreation					
		Ü	Home Sites				₽	
		S	Farm Sites				4D1	
	6.000	S	Roads				3D	
229,850	151.000		LAND TOTAL	AG L			3D1	
		4	Other				2D	
		ris .	Waste				2D1	
		<u>p</u>	Accretion				1 <u>D</u>	
		#_	Shelterbelt/Timber	8	-		1D1	DRYLAND
		<u> </u>	4G				4A	
			4G1				4A1	
		41	3G				3A	
			3G1				3A1	
		. 41	2G				2A	
60,900	42.000		2G1				2A1	
26,350	17.000		16				IA	
142,600	92.000		GRASSLAND 1G1	GR			IA1	IRRIGATED
VALUE:	ACRES:	AC	LCG		VALUE:	ACRES:		LCG
E) 0 F) 9	D) 3	C) 5	в) 05	A) 2		Irrigation Type:	jinig	
City Size Parcel Size	Location	e Zoning	Property Type	Status	229,850		850	229,850
ion Code	Date of Sale Property Classification Code	ale Propert	Date of S		Total	Improvements	1	Land
1 000 1750	00000	36 4	2 9	4375	alue	Date of Sale Assessed Value	Date of	
Area Blk Parcel	Subdiv	Sect Qrt	Twn Rng	GeoCde	4 05	109	0	001115300
	Parcel Number	Parcel			Useability & Code#	Sale Number		Location ID
Unified:		Affiliated:	65-0011	Base: 6	7/8/2024	1270	2024	91
	School District Code	School Di			Sale Date	Page	Book	Cnty No.

(Continue on back)	
	001115300
Comments:	Comments from Comments
	DEED OF DISTRIBUTION BY PR; BETWEEN FAMILY
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NO. 1 Day 12 Yr. 24 \$ EXEMPT# 15 In No. 98-268-2008 10-2020 Pay Supersodes 88-268-2008 Fev. 8-2018	Register of Deed's Use On	here Signatule of Signhtee or Authorized Representative	be pame of Grantee or Authorized Representative		25 If this transfer is exempt from the documentary stamp tax, list the exemption number.	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction157	20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska	18a ☑ No address assigned 18b ☑ Vacant land	f Prop	16 Does this conveyance divide a current parcet of land? ☐ Yes ☑ No		<u>.</u>	Family Corp., Partnership, or LC Self Scuse and Sisters Grandparents and Grandchild Spouse	13 Was the transfer between relatives or # to a trustee are the truster and beneficient relatives.	Exist excitating e (i.H.C. § 1031	izate - Transfer on Death Executor 10 Type of Transfer Distribution Fo	8 Type of Deed Conservator Distribution Land C Bill of Sale Corrective Easement Lease	Improved Single Family Industrial	Sification Number. Check one box in categories A and B. Check (Email Address	Phone Number	Grand Island State State CF 68801	Street or Other Mailing Address 116 W 22nd Street	ller)	ress, a	1 County Name 2 County Number WEBSTER - 91	•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 com	Real Estate
BK 3024 1/2 1370 Authorized by Neb. Rev. Stat. 85 75-214, 77-1327(2)		Title Date	Attorney for Grantee	to the best of my knowledge and belief, true, com	:	Parameter	22 \$ 285,676 00 structions) 23 \$		(36), Township Two (2) North, Range Nine (9)		Person to Whom the Tax Statement Should be Sent	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	Was the mortgage assumed? (If Yes, state the amount and in Yes	1	Grandparents and Grandchild Spouse	Was 7 IF Vac short the encountries hav	Life Estate Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Other (Explain) 12 Was/feal estate purchased for same use? (If No, state the intended use.)	Quit Claim	Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Cher ☐ Trust/Trustee	Mineral Interests-Producing Same Assessed Mobile nume Mineral Interests-Producing Exempt			Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	and NE Zip Co	Street or Other Mailing Address 116 W 22nd Street	Grantes Name (Buyer) Betty Jo Holen, et al	ss, and Telephone (Please Print)	18 V. 2024	•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.	Transfer Statement (0) FORM



NEBRASKA DOCUMENTARY STAMP TAX Date: 07/12/24

Ex015 By AS

Bk 2024, Pg 1270

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of July A.D., 2024, at 09:05 o'clock AM. Recorded in Book 2024 on Page 1270

Fee: \$10.00 By: AS Deputy Electronically Recorded

County Clerk

Return to: John V. Hodge PO Box 385 Nelson, Nebraska 68961 (402) 225 – 2341

PERSONAL REPRESENTATIVE DEED OF DISTRIBUTION BY

BETTY JO HOLEN, Personal Representatives of the Estate of LILA MERTENS, Nuckolls County PR 23-8, Deceased, GRANTOR, conveys and releases to MARIA LYNN PITFIELD-PERRY and BETTY JO HOLEN and MARY KAY ALBRO, GRANTEES, as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat.§

The Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less such portion thereof as have been deeded to the State of Nebraska for highway purposes.

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

distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same. GRANTOR has determined that the GRANTEE is

Executed: July 💍

Betty Jo Hølen

of Lila Mertens Personal Representative of the Estate

Nuckolls County PR 23-8

STATE OF NEBRASKA

COUNTY OF HALL

SS

Betty Jo Holen, The foregoing instrument was acknowledged before me on July of Holen. Personal Rannacantation of the Principles of the P Personal Representative of the Estate of Lila Mertens, Nuckolls

Probate PR 23-28

General Notary - State of Nebraska PIPER A. HODGE My Comm. Esp. May 12, 2025.

Notary Public

My commission expires

(Continue on back)		
		000143700
Comments:		Comments from
		WD
	ljustment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
		(305) Two Story Duplex
	(60) □ Excellent	(304) ☐ One Story Duplex
(40)	(50) □ Very Good	(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Wom	(30) Average	(307) □ 11/2 Story
WO	(20) Ex Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	(301) One Story
(6) \square Pole Frame	Residential Quality: 20	Townhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
(4) Wood or Steel Framed Ext. Walls	(60) □ Excellent	(111) □ Bi-Level
(3) Masomy Bearing Walls	(50) □ Very Good	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) □ Good	(103) □ Split Level
迅	(30) 🗷 Average	(102) □ Two Story
Commercial Construction Class:	(20) 🖼 Badly Worn	(101) ★ One Story
Other2:	(10)	
Commercial Occupancy Code:	dential Condition: 25	2 17500
Cost:	10	
Floor Sq. Ft. :	Floor Sq. Ft.: 1,190	-
Construction Date :	Construction Date : 1898	
. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
1 B) 01 C) 1 D) 1 E) 6 F) 1	(RC) A) :	Assessor Location: RED CLOUD (F
ius Property-Type: Zoning Location City Size Parcel Size:	49,505 Status	1,095 48,410
Date of Sale Property Classification Code	Total	Land Improvements
1 00 0 10030 004 0000	Value 4491	Date of Sale Assessed Value
de Twn Rug Sect Ort Subdiv Area Blk Parcel	1 GeoCde	000143700 108
Parcel Number	Useability & Code#	Location ID Sale Number
91-0002 Affiliated: UI	7/1/2024 Base:	91 2024 1269
School District Code	Sale Date	Cnty No. Book Page

NEBRASKA

Real Estate Transfer Statement 100 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 100 and 100 a

521 FORM

City sign 16 Does this conveyance divide a current parcel of land?

Yes No Phone Number +02 - 746-Street or Other Mailing Address here 23 Was non-real property included in the purchase? \square Yes \square No (If Yes, enter dollar amount and attach itemized list.) 21 If agricultural, list total number of acres 18a No address assigned 18 Address of Property
53 North Seward St.
Red Cloud, NE 68970 14 What is the current market value of the real property? \$54,000.00 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 Katilynn Schriner 26 Date Deed Recorded 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 22 Total purchase price, including any liabilities assumed Lots 8 and 9, Block 4, Garber's Addition to Red Cloud, Webster County, Nebraska 20 Legal Description 9 8 Type of Deed sschutte@charter-title.net Email Address Grantor's Name (Seller) 5 Grantor's Name, Address, and Telephone (Please Print) 7 Property Classification Number. Check one box in categories A and B. Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?

Buyer Seller No County Name Webster (A) Status M Improved -OF Cemetery Bill of Sale Unimproved Clona correct, and that I am duly authorized to sign this statement. Signature of Grantee or Author Gottsch Feeding Corporation, a Nebraska Corporation Print or Type Name of Grantee or Authorized Representative 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 Death Certificate - Transfer on Death 0 Conservator Corrective Single Family
Multi-Family
Commercial The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. <u></u> Brothers and Sisters 18b 10 Type of Transfer ☐ Vacant Land Court Decree 2 County Number Auction Representative 27 Value of Stamp or Exempt Number \$ 121 50 Agricultural
Recreational Industrial Executor Distribution Exchange Easement Distribution Easement Register of Deeds' Use Only Zip Code Parents and Child Grandparents and Grandchild Check C if property is also a mobile home. Mineral ☐ Land Contract/Memo☐ Lease Gift Grantor Trust (B) Property Type Grantee or Authorized Representative Title 19 Name and Address of Person to Whom Tax Statement Should be Sent Gottsch Feeding Corporation, a Nebraska Corporation 53 North Seward St. 10 20X 1/28
Red Cloud, NE 68070= 112 22 22 28 29 0 2 - 1/2 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) XY Yes Charter Title XI No 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mineral Interests-Nonproducing
Mineral Interests-Producing 28 Recording Data sschutte@charter-title.net Email Address Phone Number Hastings Street or Other Mailing Address
PO Box 1128 Grantee's Name (Buyer)
Gottsch Feeding Corporation, a Nebraska Corporation 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer 402) 463-6215 Mo. Partition Irrevocable Trust

Life Estate

Partition

Revocable Trust

Sale

Sale

Contract Day X Z Partition Quit Claim Step-parent and Step-child Personal Rep. Spouse 69 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? ĭ. 2000 Sherriff
Trust/Trus
Warranty Trust/Trustee State Assessed
Exempt 4 Date of Deed 23 22 68902-1128 State NE ☐ Other 5 Trustee to Beneficiary
Other (Explain) July 1 Date Phone Number 402) 463-6215 Other Transfer on Death Day For Dept. Use Only 2024 2 ☐ Mobile Home ☐ Yes 54,000 00 54,000 00 Zip Code **68902-**// \preceq 0 % K K K K 2024

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2) RQ 0109

State of Nebraska ss. County of Webster

or clock to law to make the law to la Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 14.04 A.D., 20 24 at 3:35 o'clock 0 da, Recorded in Book 2024 on Page 1 1269 Comp__Assessor__Carded_ County Clerk

Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-10-24-

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

WARRANTY DEED

Katilynn Schriner, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Gottsch Feeding Corporation, a Nebraska Corporation,

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

Lots 8 and 9, Block 4, Garber's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed this_ day of July, 2024.

Katilynn Schriner

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this Schriner, a single person.

Notary Public Sura 1. Schu He

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

day of July, 2024 by Katilynn

(Continue on back)												
					ents:	Comments:					rom 200	Comments from
		-							TC	FAMILY L	TRANSFER TO FAMILY LLC	WD; TR
								7	justment:	eason for Ad	Assessor Comments and Reason for Adjustment:	Assessor Co
								-).	ice (+ or	to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
Excellent	D Ex	(8) (8)						EXCELLENT	(ou)	Toward or the state of the stat	Two Story Duplex	(305) Tw
Good		(40)		High	(<u>4</u>)			Very Good] 🗆		2 1/2 Story	
Average) \square Av		Above Average		(30)			Good			Split Level	
Badly Worn) U Ba	(20)	3 ë	(20) □ Average	(20)			Average	(30) 🖼		1 1/2 Story	(307) 🗆 1 1
Worn Out) U W	(10)		Low	(10)			Fair	(20)		Two Story	(302) □ Tw
	Condition:	Con		F :	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
			rame	Pole Frame	(S)			Residential Quality: 30	Residential		Townhouse or Duplex Style:	Townhouse o
		nd Walls	Metal Frame and Walls		(S) 					.0,	leI	(106) □ Other
	Walls	Wood or Steel Framed Ext. Walls	or Steel		(4)			Excellent	(60)		Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls		(3) 			Very Good	(50)		1 1/2 Story	(104) 🖼 11
	`	Reinforced Concrete Frame	rced Cor		(2) 🗆			Good	(40)		Split Level	(103) 🗆 Spl
	rame	Fireproof Structural Steel Frame	oof Struc	Firepro	8			Average	(30) 🗷		Two Story	1
		Commercial Construction Class:	nstructio	rcial Co	Comme	1000		Badly Worn	(20)		One Story	(101) 🗆 On
72:	Other2:	#1:	Other1:		Primary:			Worn Out	(10)		Mobile Home	(100) 🗆 Mc
		Code:	Commercial Occupancy Code:	rcial Ocu	Comme)	Residential Condition: 30	Residentia	***		Single Family Style:
					Cost:		50	143,650	Cost:		Baildin	
				Ft:	Floor Sq. Ft. :		532	1,	Floor Sq. Ft. :			
			.,	Construction Date:	Construct		93	Date: 1893	Construction Date:		Constr	
			nents.:	Multiple. Improvements.:	Multiple.			rovements.:	Multiple. Improvements. :	-	Multiple Improvements:	
	al	Commercia)					Residential				
F) 1	E) 6	D) 1	1	(3)	01	В)	A) 1		c)	CLOUD (RC)	RED	Assessor Location:
e Parcel Size	City Size	Location	Zoning	2.66	Property Type	Pro	Status	77,410		76,505	905	£
e ,	on Cod	Date of Sale Property Classification Code	operty (Sale Pro	ate of S	D		Total		Improvements		Land
0000	003	10005	0 1	00			4371		Value	Date of Sale Assessed Value	Date of S	
lk Parcel	Area Blk	Subdiv A	Qrt	Sect	Rng	Twn	GeoCde	0.5	4	107		000102200
		ımber	Parcel Number	Pa				Uscability & Code#	Useabili	Sale Number		Location ID
	Unified:		.ed:	Affiliated:)02	91-0002	Base:	7/5/2024	7/	1262	2024	91
		School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

0

521 FORM

Nebraska Department of Revenue

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. 21 If agricultural, list total number of acres transferred in this transaction 18 Address of Property 518 North Webster Street, Red Cloud, NE 68970 14 What is the current market value of the real property? 26 Date Deed Recorded 18a No address assigned 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number NMail Address 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Lynsey M. Moreton aka Lynsey M. Martinez 8 Type of Deed (702) 577-5998 Street or Other Mailing Address 435 Coco Palms Avenue 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Lots Six (6) and Seven (7), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska \$71,705 Las Vegas Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status ✓ Improved Yes DEPARTMENT OF REVENUE 10F s this conveyance di Yes 🔽 No Unimproved Description (Attach additional pages, if needed. Bill of Sale 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. LISH M. M. Signature of Grantee or Authorized Repres スるる N N ☐ Corrective Death Certificate - Transfer on Death Conservator divide a current parcel of land? . : The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Commercial S No Multi-Family 24 Single Family Aunt or Uncle to Niece or Nephew WEBSTER - 91 **Brothers and Sisters** 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. 18b Vacant land Authorized Representative 10 Type of Transfer MARTINEZ-WHITMER 2 County Number Court Decree 8 Value of Stamp or Exempt Number Auction or Authorized Repre State TXend Register of Deed's Use Only Industrial Agricultural Whitme Exchange Distribution Executor Easement 中じ Easement Distribution Parents and Child Family Corp., Partnership, or LLC 4 Grandparents and Grandchild Zip Code 89123 Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Title Mineral Interests-Producing 19 Name and Grantee 3 Date of Sale/Transfer 28 Recording Data 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) NA Address Red Cloud Street or Other Mailing Address 242 West 3rd Avenue Grantee's Name (Buyer)
Top Tier Properties, LLC 6 Grantee's Name, Address, and Telephone (Please Print) Phone Number (402) 746-0328 Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Partition BK John Irrevocable Trust Life Estate 56 Day _ S N Quit Claim Partition Personal Rep. Step-parent and Step-child Spouse Self ı ∴ Sale Satisfaction of Contract Is the If Yes, Revocable Trust 262 grantee a 501(c)(3) organization? , is the grantee a 509(a) foundation? ✓ Warranty Sheriff
Trust/Trustee Yes Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed Mo. 22 23 S S Other (Explain) To Family LLC Trustee to Beneficiary Other Day Transfer on Death Other For Dept. Use Only Phone Number ***** Zip Code 68970 Mobile Home Yes Yes $\hat{\Omega}$ 24 000 0.00 0.00 o

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of 100 A.D., 20.34 at 3:31 o'clock p M. Recorded in Book 20.34 on Page 126 County Clerk 10.20 deputy Ind Comp Assessor Carded Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date フーランサ \$上次のよが参与。By 1/3

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

WARRANTY DEED

to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): received from Grantee, Top Tier Properties, LLC, a Nebraska limited liability company, conveys Nevada, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration Lynsey M. Moreton, formerly known as Lynsey M. Martinez, a married person and resident of

Nebraska Lots Six (6) and Seven (7), Block Three (3), Original Town of Red Cloud, Webster County,

Also know as: 518 N Webster Street, Red Cloud, Nebraska

Grantor covenants, jointly and severally, with Grantee that Grantor.

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

Executed

23

, 2024.

Clement Mouton

Lynsey M. Moredon

STATE OF NEVADA

COUNTY OF CLARK

) ss.

(I)

CHRISTOPHER WEIDE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-14-26
Certificate No: 22-9391-01

Lynsey M. Moreton, formerly known as Lynsey M. Martinez, The foregoing instrument was acknowledged before me on a married person and resident of

lotary Public

										000163400
				ents:	Comments:					Comments from
										JTWD
							tment:	for Adjus	ts and Reason	Assessor Comments and Reason for Adjustment:
							(+ or -):	ale Price	stment to S	Assessor's Adjustment to Sale Price (+ or -):
□ Excellent	(60)								Duplex	(305) □ Two Story Duplex
□ Very Good	(50)							(60)	Duplex	(304) ☐ One Story Duplex
☐ Good	(40)		1 High	(40) _□			□ Very Good	(50)		(309) 🗆 2 1/2 Story
☐ Average	e (30)	Above Average		(30)	×		₩ Good	(40)		(308) □ Split Level
□ Badly Wom	(20)	ge	□ Average	(20) [□ Average	(30)		(307) 🗆 1 1/2 Story
□ Worn Out	(10)		l Low	(10)			□ Fair	(20)		(302) □ Two Story
Condition:	Соди		ink:	Cost Rank:		i.	□ Low	(10)		(301) □ One Story
		rame	□ Pole Frame	⑤	100	を続ける。	Residential Quality: 40	Res	x Style:	Townhouse or Duplex Style:
	Metal Frame and Walls	Frame a		(S) []	Y					(106) □ Other
Walls	Wood or Steel Framed Ext.	or Steel		(4)			☐ Excellent	(60)		(111) □ Bi-Level
	Masomy Bearing Walls	ny Beari		(3) 			□ Very Good	(50)		(104) 🗆 1 1/2 Story
	Reinforced Concrete Frame	rced Co		(2)			□ Good	(40)		(103) □ Split Level
ame	Fireproof Structural Steel Frame	oof Struc] Firepr	(E) [□ Average	(30)		(102) □ Two Story
	Commercial Construction Class:	nstructi	rcial Co	Comme			₩ Badly Worn	(20)		(101) 🗷 One Story
Other2:	erl:	Other1:	.7	Primary:			□ Worn Out	(10)	пе	(100) □ Mobile Horne
	Code:	cupancy	Commercial Occupancy Code:	Comme			Residential Condition: 20	-	101	Single Family Style: 101
				Cost:		615	112,		Building Cost New:	
			.Ft. :	Floor Sq. Ft. :		912	Floor Sq. Ft.: 9:			
			Construction Date:	Construc		79	Construction Date : 1879		Construction Date:	
		nents. :	Multiple. Improvements. :	Multiple.			Multiple. Improvements.:	_	Multiple Improvements:	Mu
	Commercial						Residential			
E) 6 F) 3	D) 1 I	Н	9	01	В)	A) 1		D (RC)	RED CLOUD	Assessor Location:
City Size Parcel Size	Location	Zoning	1,0,121	Property Type	76.7	Status	42,490	39,035	3.5	3,455
in Code	Date of Sale Property Classification Code	operty (Sale Pr)ate of	I		Total	nents	Improvements	Land
000 0000	10090	0	00			4371	ие	sessed Val	Date of Sale Assessed Value	T.
ea Blk Parcel	Subdiv Area	Qrt	Sect	Rng	Twn	GeoCde	۲		106	000163400
	ımber	Parcel Number	Pg				Useability & Code#		Sale Number	Location ID
Unified:	T	.ed:	Affiliated:	002	91-0002	Base:	7/5/2024	1256	2024 1	91 20
	School District Code	ol Distr	Scho				Sale Date	Page	Book I	Cnty No. B

Mo. 1 Day 2 Yr. 41 \$ 114.50 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) sign 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 18a No address assigned 16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor ☐ Yes ☑No ☐ Aunt or Uncle to Niece or Nephew Guide Rock here 5 Grantor's Name, Address, and Telephone (Please Print) Good Life, Great Service. 8 Type of Deed Street or Other Mailing Address 1070 Rd 2100 Email Address Luke P and Brenna H Sheltrown 1 County Name NEBRASKA 105 N Walnut St Red Cloud, NE 68970 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. See attached \$25,475 102 (102) 257-7362 Date Deed Recor Address of Property Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Buyer ✓ Improved DEPARTMENT OF REVENUE Cemetery Bill of Sale Unimproved Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Kory McCracken Seller 🗸 No Death Certificate - Transfer on Death Corrective Conservator Single Family Multi-Family Commercial The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Brothers and Sisters Ex-spouse Single Family WEBSTER - 91 2 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. 18b Vacant land 10 Type of Transfer 2 County Number Register of Deed's Value of Stamp or Exempl Number Auction Court Decree State NE Real Estate Transfer Statement Agricultural Recreational Industrial Exchange Easement Easement Executor Distribution Distribution and beneficiary relatives? (If Yes, check the appropriate box.) Parents and Child Family Corp., Partnership, or LLC Deed's Use Only Grandparents and Grandchild Zip 68942 ☐ Gift ☐ Grantor Trust Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Mineral Interests-Producing Title Red Cloud Same as Grantee 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address 105 N Walnut St 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer **Email Address** Phone Number (308) 389-1672 Grantee's Name (Buyer) Kenneth and Candiece Cranmer Mineral Interests-Nonproducing Mo. I Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition Life Estate Irrevocable Trust 07 Kasay. . Day _ Partition Personal Rep. N_o Quit Claim 05 Yr. Self Step-parent and Step-child Spouse Attorney Revocable Trust ✓ Sale s Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2024 1256 Sheriff Trust/Trustee Warranty ☐ Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed 22 24 07 Trustee to Beneficiary Other Transfer on Death Other Phone Numbe For Dept. Use Only 05 (402) 746-3613 07/05/2024 521 FORM 50,000|00 50,000 00 <u></u> Zip Code 68970 Yes Yes <u>0</u> 2024 0,00 No No

The East 158 feet of Annex Lot Twenty-nine (29) to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska \$55.
County of Webster

BOOK 2024 PAGE 1256

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Judy AD., 20 24, at 11:05 o'clock Adm., Recorded in Book 2024 Charley Having of July A.v _County Clerk

Comp

Assessor_

Carded. Deputy

NEBRASKA DOCUMENTARY STAMP TAX, 1.

JOINT TENANCY WARRANTY DEED

joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. acknowledged, convey to Kenneth Cranmer and Candiece Cranmer, husband and wife, as Stat. 76-201): consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby Luke Sheltrown and Brenna Sheltrown, husband and wife, GRANTOR, in

Webster County, Nebraska. The East 158 feet of Annex Lot Twenty-nine (29) to the City of Red Cloud,

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

- except roads and highways, easements and restrictions of record; (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;
- persons. (3) warrants and will defend title to the real estate against the lawful claims of all

Executed

Luke Sheltrown

Drum Brenna Sheltrown

STATE OF NEBRASKA, COUNTY OF WEBSTER

2024, by Luke Sheltrown and Brenna Sheltrown, husband and wife. The foregoing instrument was acknowledged before me on

Comm. expire

Notary Pub

(Continue on back)											
										600	000330600
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							-			T WD	SPECIAL WD
			:					tment:	Assessor Comments and Reason for Adjustment:	omments and R	Assessor C
								(+ or -):	Assessor's Adjustment to Sale Price (+ or -):	s Adjustment	Assessor'
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Very Good		(50)				1000) 🗆 Excellent	(60)	One Story Duplex	(304) 🗆 On
Good		(40)		High	(40) _□) □ Very Good	(50)	2 1/2 Story	(309) 🗆 21
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□ Badly Worn		(20)	ge 	Average	(20)) 🖼 Average	(30)	1 1/2 Story	(307) 🗆 11
□ Worn Out		(10)		Low	(10)) 🗆 Fair	(20)	Two Story	(302) □ Tw
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		Masomy Bearing Walls	ıry Beari	i i	(3)) □ Very Good	(50)	1 1/2 Story	(104) 🗆 11
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	rame	Fireproof Structural Steel Frame	of Struc	Firepro	(I) □) □ Average	(30)	Two Story	(102) □ Tw
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Other2:		Other1:	율	,	Primary:) 🔲 Worn Out	(10)	Mobile Home	(100) 🗆 M
		7 Code:	cupancy	Commercial Occupancy Code:	Comme		0	Residential Condition: 20	170 100	100	Single Family Style:
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6 F) 2	E)	D) 1	1	C)	01	В)	A) 1		нітт (вн)	ocation: BLUE	Assessor Location:
Size Parcel Size	City Size	Location	Zoning	34.34	Property Type	Pro	Status	70,250	64,490	5,760	ហ
ode	ion Code	Date of Sale Property Classificat	perty	Sale Pro	ate of	D		Total	Improvements		Land
000 0000		20045	0	00			4133	lue	Date of Sale Assessed Value	Date of S	
Blk Parcel	Area	Subdiv	EQ.	Sect	Ring	Twn	GeoCde	1	105		000330600
		umber	Parcel Number	Pa				Useability & Code#	Sale Number L		Location ID
ed:	Unified:		ed:	Affiliated:)74	91-0074	Base: 9	6/27/2024	1251	2024	91
		School District Code	ol Disti	Scho				Sale Date	Page	Book	Cnty No.

26 Date Deed Recorded 18 Address of Property 210 West Saline St. Blue Hill, NE 68930 Grantor's Name (Seller)U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, ISAOA Street or Other Mailing Address 8501 0/4mg u.S. 8/16/, \$76.50 0 City State 200-600-6000 State 200-6000 State 20 sign Houston. Nebraska Deparlment of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 here 23 Was non-real property included in the purchase? 🔲 Yes 🛛 No (If Yes, enter dollar amount and attach itemized list.) 21 If agricultural, list total number of acres 16 Does this conveyance divide a current parcel of land? Yes X No 14 What is the current market value of the real property? \$32,000.00 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 11 Was ownership transferred in full? (If No, explain the division.) Yes No Emall Address sschutte@charter-title.net 25 if this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 22 Total purchase price, including any liabilities assumed 18a No address assigned Lots 3, 4 and 5, Block A, Nelson's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska. 20 Legal Description 9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? Exchange Seller No Phone Number 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. County Name Good Life Great Service NEBRASKA. Mo. □ Buyer Improved Unimproved (A) Status ē Cemetery BIII of Sale Day Jallas 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. KenWorks Properties, LLC, a Nebraska limited liability company Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative ⊠ 8 Conservator Corrective Death Certificate - Transfer on Death Single Family Multi-Family Commercial The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. ⋨ Aunt or Uncle to Niece or Nephew 25 Brothers and Sisters 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 numbers 18b ☐ Vacant Land 10 Type of Transfer Auction Court Decree 2 County Number 27 Value of Stamp or Exempt Number 69 Industrial Agricultural Recreational 750/9 -ZID Code Industrial Exchange Distribution Easement Distribution Easement 8 Register of Deeds' Use Only Parents and Child Grandparents and Grandchild Check C Foreclosure Gift Grantor Trust Land Contract/Memo Lease Mineral if property is also a mobile home. (B) Property Type Grantee or Authorized Representative Title 19 Name and Address of Person to Whom Tax Statement Should be Sent KenWorks Properties, LLC, a Nebraska limited liability company 7140 W Monument Rd Ayr, NE 68925 3 Date of Sale/Transfer 27 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) X Yes BHHS Da-Ly -Shelia Hulme No 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mineral Interests-Nonproducing Mineral Interests-Producing Grantee's Name (Buyer) KenWorks Properties, LLC, a Nebraska limited liability company A Seg Mo. 06 Day 225 Yr. 2024 Mo. 06 Da Grantee's Name, Address, and Telephone (Please Print) Phone Number Street or Other Mailing Address 7140 W Monument Rd sschutte@charter-title.net Email Address 28 Recording Data PK asay Partition Irrevocable Trust ☐ Revocable Trust ☐ Revocable Trust ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes No **⊠** Partition Personal Rep. Quit Claim Step-parent and Step-child Spouse Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ٦ 2024 い い Sherriff Trust/Trustee Warranty Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2) RQ 0109 State Assessed Exempt 4 Date of Deed 23 23 State NE Other 69 G €9 Trustee to Beneral Other (Explain) 90 June 28 2 Date 402-984 Phone Number Other Day Trustee to Beneficiary Transfer on Death For Dept. Use Only 2024 쿲 Mobile Home 521 FORM Yes 32,000 00 32,000 00 Zlp Code 68925 <u>ෆ</u> 1113 **X** X 2024

Assessor Carded Computer

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 07/03/24

By AS

State of Nebraska ss. County of Webster

Bk 2024, Pg 1251

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of July A.D., 2024, at 01:22 o'clock PM. Recorded in Book 2024 on Pages 1251-1253

Phonogen By: AS Deputy County Clerk

Electronically Recorded Fee: \$22.00

Seller's Loan Number: 2005013354 Commitment Number: 240094239

7140 W MONUMENT RD KENWORKS PROPERTIES LLC After recording return to: AYR, NE 68925

Parcel ID No.: 0000330600

SPECIAL WARRANTY DEED

3501 Olympus Blvd, Suite 500, Dallas, TX 75019, hereinafter referred to as Grantor(s) and KENWORKS PROPERTIES LLC, whose tax mailing address is 7140 W MONUMENT RD, AYR, SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, whose mailing address is THIS DEED made and entered into on this | \(\) day of \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\) \(\) and between U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT NE 68925, hereinafter referred to as Grantee(s).

Dollars and Zero Cents (\$32,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located WITNESSETH: That the said Grantor, for and in consideration of the sum of Thirty Two Thousand

in Webster County, State of Nebraska:

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

BEING THE SAME PROPERTY TRANSFERRED FROM DAVID B. GARWOOD, MASTER COMMISSIONER TO U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST BY MASTER COMMISSIONER'S DEED RECORDED ON 03/20/2024 AT BOOK 2024 ON PAGES 417-418.

Property commonly known as: 210 WEST SALINE STREET, Blue Hill, NE 68930

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations

7

in fee simple. privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

STATE OF TANK COUNTY OF TANK The foregoing instrument was acknowledged before me this ledged of Tone 2024 by The foregoing instrument was acknowledged before me this ledged of Tone 2024 by Of Selene Finance LP, as Attorney-in-Fact for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST on behalf of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS	By: Name: Alway Hydle Title: Wy	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, By Selene Finance LP, as Attorney-in-Fact	Executed this 16 day of JUM. 2014.
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Notary Public

OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

Print Name: NACHARI F. NIGHOUS

My Commission Expires: AUN C, 202-1



(Continue on back)									4.	:
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			nts:	Comments:					from	Comments from
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Other2:	Other1:		Primary:	l		Worn Out	(10)		Mobile Home	(100) 🗆 Mc
	Commercial Occupancy Code:	rial Occup	Commerc			Residential Condition:	Residenti			Single Family Style:
			Cost:				Cost:	Building Cost New:	Buildin	
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	Commercial					Residential				
E) 7 F) 2	D) 1	C) 1	01	В)	A) 2		(GR)	ROCK	cation: GUIDE	Assessor Location:
City Size Parcel Size	ng Location	Zoning	Property Type	Pro	Status	1,930			,930	1,
tion Code	Date of Sale Property Classification Code	de Prope	ate of Sa	, Д		Total		Improvements		Land
015 0000	40010	00 0			4487		Value	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv	Sect Ort	Ring	Twn	GeoCde		1	104		000613100
	Parcel Number	Parce				Useability & Code #	Useabi	Sale Number		Location ID
Unified:		Affiliated:		65-0011	Base: 6	/2/2024	7/	1248	2024	91
	School District Code	School I				Sale Date		Page	Book	Cnty No.

Good Life, Great Service.

DEPARTMENT OF REVENUE NEBRASKA

Real Estate Transfer Statement

FORM 552

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.

ter of Deed's Use Only 28 Recording Data 248 248 Authorities Authorities	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. Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) LOTS 5 & 6 BLK 15 GUIDE ROCK VANCES ADDITION 21 If agricultural, list total number of acres transferred in this transaction	18 Address of Property 100 Block of Nebraska Street, Guide Rock, NE 19 Name and Address of Person to Whom the Tax Statement S Same as Grantee	\$2,235 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$2,235 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.) 18 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	nsfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) V \text{No}	Ile Trust	23	(A) Status Improved Single Family Industrial Mineral Interests	drillerWatson@outlook.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	NE 68970	Ison, Successor Trustee, Ted E Delka Rvc Trst Tavis Scott Rippen Vailing Address Street or Other Mailing Address 235 Webster Street Street or Other Mailing Address City Street or Other Mailing Address City Street or Other Mailing Address City Street or Other Mailing Address Street or Other Mailing Address City Street or Other Mailing Address	phone (Please Print)	WEBSTER - 91 WEBSTER - 91
For Dept. Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	edge and belief, true, complete, and LIGA -357 -729 Phone Number 717 - 134			Statement Should be Sent	s, state the amount and interest rate.) % igent or a title company? (If Yes, include the name t.) Yes No	Other Other	ble Trust Transfer on Death Trustee to Beneficiary Ition of Contract Other (Explain) Based for same use? (If No, state the intended	Sheriff OtherOther Trust/Trustee Warranty	sessed		Intee a 501(c)(3) organization? Yes VNo	TD .	phone (Please Print)	Mo. T Day & Yr. &

Prepared By:

Name: Edith J Watson, Successor Trustee, Ted E

Address: 1711 Hwy 136, Red Cloud

State: NE

After Recording Return to Zip Code 689728RASKA DOCUMENTARY
STAMP TAX
Thate Date 4.50 By G

Name: Tavis Scott Rippen

Address: 235 Webster Street, Guide Rock

Zip Code: <u>68942</u>

State of Nebraska ss. County of Webster

of Judy A.D., 20 34, at 3:38 o'clock P.M. Recorded in Book 2024 on Page 1245

Chopon taria County Clerk

Deputy

pd _Comp_ Assessor

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF: NEBRASKA

WEBSTER __COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

Red Cloud, State of Nebraska. DELKA, TED E-REV TRUST, residing at 1711 Hwy 136, County of Webster, City of Two Thousand Dollars (\$2,000) in hand paid to WATSON, EDITH J-SUCCESSÓR TRUSTEE

(hereinafter known as the "Grantor") hereby remise, release and forever quitclaim

Webster, City of Guide Rock, State of Nebraska Tavis Scott Rippen a single individual, residing at 235 Webster Street, County of

(hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to

Following described real estate, situated in Webster County, State of Nebraska

Legal Description

BLK NEBRASKA STREET GUIDE ROCK NE LOTS 5 & 6 BLK 15 GUIDE ROCK VANCES ADDITION 100

Grantee

SOLVE DIM

GENERAL NOTARY-State of Nebraska My Comm. Exp. May 9, 2027 MICHELLE A. RATZLAFF

Michelle Statistat

(Continue on back)										
										000311100
				ts:	Comments:	C			NAME:	Comments from
							CABLE TRUST	OREVO	X PROPERTY T	QCU; TRANSFER PROPERTY TO REVOCABLE
								ljustment	ind Reason for Ac	Assessor Comments and Reason for Adjustment:
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□ Very Good							Excellent	(60)	olex	(304) ☐ One Story Duplex
☐ Good	(40) [High	(40) П н	<u>~</u>		Very Good	(50)		(309) 🗆 2 1/2 Story
□ Average	(30) [rage	Above Average	(30) 🗆 A	(3		Good	(40)		(308) □ Split Level
□ Badly Worn			Average	(20) 🗆 A	(2		Average	(30) ₩		(307) □ 11/2 Story
□ Wom Out	(10)		Low	(10) 🗆 L	1		Fair	(20)		(302) □ Two Story
ion:	Condition:		· · · · · · · · · · · · · · · · · · ·	Cost Rank:	Ω		Low	(10)		(301) □ One Story
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Other2:		Other1:		Primary:	护		Wom Out	(10)		(100) □ Mobile Home
	le:	mcy Coc	Commercial Occupancy Code:	ommercia	C		Residential Condition: 35	Residentia		ingle Family Style: 101
				Cost:	Ω	85	199,285	Cost:		1
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	Commercial	Соп					Residential			
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on Code	Classification	ty Clas	Date of Sale Property	te of Sal	Dai		Total		Improvements	Land
001 0000	10	20010	00 0			4133		Value	Date of Sale Assessed Value	Dat
Blk Parcel	div Area	Subdiv	Sect Ort	RugS	Twn	GeoCule	05	4	103	000311100
	ěľ.	Parcel Number	Parcel				Useability & Code#	Useabil	Sale Number	Location ID
Unified:	Un		Affiliated:		91-0074	Base: 9	6/24/2024	6/	1242	91 2024
	Code	istrict (School District Code				Sale Date		c Page	Cnty No. Book

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 sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? ☐ Yes ☐ No 26 Date Deed Recorded 18a No address assigned 14 What is the current market value of the real property? nere 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 22 Total purchase price, including any liabilities assumed 18 Address of Property Email Address n/a 5 Grantor's Name, Address, and Telephone (Please Print) 9 8 Type of Deed Phone Number (402) 984-1911 Street or Other Mailing Address 305 W. Otoe St. Good Life. Great Service. NEBRASKA Grantor's Name (Seller) Richard Lee Schmidt and Sandra Ann Schmidt Addition to City of Blue Hill, Webster County, Nebraska West Twenty Five (25) feet Lot 3 & All Lot 4 & Blue Hill, NE 68930 305 W. Otoe St \$213,630 County Name Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status ✓ Improved DEPARTMENT OF REVENUE Buyer Cemetery Bill of Sale Unimproved Day Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Daniel D. McMahon No 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 that I am duly authorized to sign this statement. Seller ✓ No Death Certificate - Transfer on Death Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 Commercial Multi-Family Ex-spouse Aunt or Uncle to Niece or Nephew Single Family WEBSTER - 91 Brothers and Sisters •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. 18b | Vacant land 10 Type of Transfer Value Court Decree 3 Auction Real Estate Transfer Statement of Stamp or Exempt Number Recreational Register of Deed's Use Only Agricultural Industrial Distribution Exchange Easement Executor Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code 68930 Grantor Trust East Six (6') feet of North 1/2 Lot 5 Block 1 Rohrers Gift Foreclosure Land Contract/Memo Lease Mineral (B) Property Type Title Mineral Interests-Producing Blue Hill 28 Recording Data BK みみし Richard and Sandra Schmidt 3 Date of Sale/Transfer Blue Hill, NE 68930 305 W. Otoe (402) 984-1911 Street or Other Mailing Address 305 W. Otoe St. Grantee's Name (Buyer) See attached 6 Grantee's Name, Address, and Telephone (Please Print) 19 Name and Address of Person to Whom the Tax Statement Should be Sent Email Address Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) \bigcap Yes Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition Life Estate 19 Day _ Attorney for Grantee N_o √ Yes ✓ Quit Claim real estate Personal Rep. 24 Step-parent and Step-child Spouse ۱ ۲. Sale 6 Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? No No purchased for same use? (If No, state the intended use.) 24 ☐ Trust/Trustee☐ Warranty 4 Date of Deed Sheriff Yes Exempt State Assessed authorized by Neb. Mo. 22 24 23 8 S 3 Other (Explain) Other Trustee to Beneficiary Day Other Transfer on Death Rev. Stat. §§ 76-214, 77-1327(2) For Dept. Use Only Date Phone Number 24 (402) 834-2022 52 FORM 6/25/24 <u>.</u> Mobile Home Zip Code 68930 Yes Yes (C 24 000 0,00 No No %

Line 6 - Grantee's Name

Richard L. Schmidt and Sandra A. Schmidt, Co-Trustees of the Richard L. Schmidt and Sandra A. Schmidt Revocable Trust



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax - Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust
Richard Lee Schmidt and Sandra Ann Schmidt

Grar

hard L. Schmidt & Sandra A. Schmidt, Co-Trustees, Richard L. Schmidt & Sandra A. Schmidt Revocable Trust	L. Schmidt & Sandra A. Schmidt Revocable Trust
Richard L. Schmidt	Self/Spouse
Sandra A. Schmidt	Self/Spouse
SECT	SECTION 2
Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer?	tee, the beneficiaries, and a description Types INO
Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.	de directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions	f Nebraska, or any of their agencies or subdivisions.
Deeds which, without additional consideration, confirm, which do not extend or limit existing title or interest.	Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
Deeds without actual consideration between: husband and marriage); or parent and child.	Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
Deeds to or from a family corporation, partnership, or l corporation or interest in the partnership or LLC are owne member of that family, related to one another within the for spouses. No consideration is given other than the issuance	Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to
or LLC, the property must be transferred in the name of the shareholders, partners, or members.	or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
☐ Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or merger or consolidation filed with the Secretary of State. A the documentary stamp tax exemption is granted.	Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
Deeds made by a subsidiary corporation to its parent corpor of the subsidiary's stock.	Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition sub	Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representati intestate succession.	Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
Deeds transferring property located within the boundaries American residing on an Indian Reservation in Nebraska.	Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
Deeds which convey property held in the name of any partnership or LL partner in the partnership or member of the LLC, or to his or her spouse.	Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
Easements.	



Certificate of Exemption -**Deeds to Trustees**

Page 2

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue

here' sign Signature Attorney for Trustees Date 6/25/24

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

on Page Webert Entered on the numerical index and filed for record in the State of Nebraska ss. County of Webster o'clock P M. Clerk's office of said county this___ Ö Sunce or said county this 1 day Recorded in Book ADAU Assessor 基本 County Clerk

Deputy Carded

comp

\$ Exempt # 19 By AL NEBRASKA DOCUMENTARY STAMP TAX.,

Return Address: McM Law Office, L.L.C., 2727 W. 2nd St., Suite 225, Hastings, NE 68901

QUITCLAIM DEED

real estate (as defined in Neb. Rev. Stat. Sec. 76-201): A. SCHMIDT REVOCABLE TRUST, all of GRANTOR'S interest in the following described SANDRA A. SCHMIDT, CO-TRUSTEES OF THE RICHARD L. SCHMIDT AND SANDRA GRANTOR (whether one or more), in consideration of Love and Affection and Funding their Trust, quitclaims to GRANTEE (whether one or more), RICHARD L. SCHMIDT AND/OR RICHARD LEE SCHMIDT and SANDRA ANN SCHMIDT, husband and wife,

Rohrers Addition to City of Blue Hill, Webster County, Nebraska. West Twenty Five (25) feet Lot 3 & All Lot 4 & East Six (6') feet of North ½ Lot 5 Block 1

EXECUTED: June 24, 2024

RICHARD L. SCHMIDT

SANDRA A. SCHMIDT

STATE OF NEBRASKA

COUNTY OF ADAMS

RICHARD L. SCHMIDT and SANDRA A. SCHMIDT, husband and wife, GRANTOR The foregoing instrument was acknowledged before me on the 24th day of June, 2024, by

GENERAL NOTARY- State of Nebraska My Comm. Exp. March 4, 2028

Notary Public

Agricultural Land Sales Worksheet

	0.010		Non-AG LOTAL				Caromonica	Out
	3		No. AC TOTAT					2
			Other				Dwellings	ם
			Recreation					
			Home Sites	635	14,6	5.320	<u></u>	
			Farm Sites	420	16,4	5.970	4D1	
	3.840	1.3	Roads				3D	
458,425	2.920	232.	AG LAND TOTAL	A(3D1	
			Other	585	30,5	11.120	2D	
6,185	2.370	12	Waste				2D1	
			Accretion	600	163,6	59.490	ID	
			Shelterbelt/Timber) IDI	DRYLAND
27,535	5.690	15	4G				4A	
11,965	7.260		4G1				4AI	
48,825	27.050	2	3G				3A	
			3G1				3A1	
11,785	6.530		2G				2A	
64,630	4.570	44.	2G1				2A1	
44,075	25.820	2!	1G				1A	
18,185	11.730	1.	GRASSLAND 1G1				D IAI	IRRIGATED
VALUE:	:S:	ACRES:	LCG		VALUE:	ACRES:		LCG
0 F) 9	D) 3 E)	O 5	2 в) 05	A)		Irrigation Type:	Irriga	
City Size Parcel Size	Location (Zoning	tus Property Type	425 Status	458,4		,425	458,
ı Code	Date of Sale Property Classification Code	Property	Date of Sale		Total	Improvements	Imp	Land
000 0000	00000 1	Н	3 10 30	4243	/alue	Date of Sale Assessed Value	Date of S	
a Blk Parcel	Subdiv Area	Qrt	de Iwn Rng Sect	GeoCde	4 05	102		001612000
	umber	Parcel Number		e#	Useability & Code#	Sale Number		Location ID
Unified:	Ur	Affiliated:	91-0074	Base:	6/7/2024	1221	2024	91
	1.55	School District Code	S		Sale Date	Page	Book	Cnty No.

		001612000 001612100	Comments from Cor			QCD; CORRECTS BK2024 PG342	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Ú,
-

NEBRASKA Good Life, Great Service, Real Estate Transfer Statement 102

FORM

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 compared to the statement of the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and items 1-25 are accurately compared to the statement is signed and the statement is si	• The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 6 Day 7 Yr. 2024 Mo. 6 Day 7 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Lora F. Ballard	Grantee's Name (Buyer) Lora F. Ballard, Diane M. Bauer, and Steven G. Dressman
nddress h Avenue Circle	ner Mailing Address uth 149th Avenue Circle
City State Zip Code Omaha NE 68137	Zip C
Email Address	If Yes, is the grantee a 509(a) foundation? Yes Who Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Commercial Recreational	
8 Type of Deed Conservator Distribution Land (Land Contract/Memo Partition Sheriff Other Other
ficate – Transfer on Death Executor	Quit Claim Warranty
er part of IRS like- unge (I.R.C. § 1031 y buyer or seller?	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate ☐ Sale
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.) 7 Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. ✓ Yes	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other
✓ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Exspouse ☐ Parents and Child	and Grandchild Spouse Step-parent and Step-child
14 What is the current market value of the real property? \$274,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Lora F, Ballard 4375 S, 149th Ave. Cir.
18a ☑ No address assigned 18b ☐ Vacant land	Omaha, NE 68137
20 Legal Description (Attach additional pages, if needed.)	
See attached Exhibit "A"	
21 If agricultural, list total number of acres transferred in this transaction 236.76	
22 Total purchase price, including any liabilities assumed	22 \$ 0,00 nstructions) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	0 00 0 00 0 00
Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement. Ragnel A. Truhlsen	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 426-8877
Sign Authorized Representative	Attorney for Grantee 6-26-24
27	1
Mo. LO Day 264. 24 \$ EXOMO+ #4	BK 2024 Pg 1221
	0

EXHIBIT "A"

TO

CORRECTEC QUITCLAIM DEED (BALLARD)

The West Half of the Northeast Quarter of Section 30, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska; and

of which 1.18 acres, more or less, is County Road Right-of-Way). 810.00 fee to the Point of Beginning (said tract containing 7.53 acres, more or less, the North line of said NW1/4, 810.00 feet; thence S44°57'17"W, 1146.42 feet to the P.M., Webster County, Nebraska, LESS a tract of land described as follows: Commencing at the Northwest corner of said NW1/4, thence N89°54'34"E, along West line of said NW1/4; thence N00°00'00"E, along the West line of said NW1/4, The Northwest Quarter of Section 30, Township 3 North, Range 10 West of the 6th

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Ex004 Βy

Date: 06/26/24

Bk 2024, Pg 1221

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 26 day of June A.D., 2024, at 02:01 o'clock PM. Recorded in Book 2024 on Page 1221

Fee: \$10.00 By: KO Deputy Electronically Recorded

County Clerk

Please return deed to:
Rachel A. Truhlsen, Attorney
PO Box 70
Blair, NE 68008

CORRECTED QUITCLAIM DEED

This is a Corrected Quitclaim Deed intended to correct the legal description in a certain Quitclaim Deed dated October 6, 2023, and recorded at Book 2024, Page 342 on February 26, 2024, in the records of the Webster County Clerk, Red Cloud, Nebraska:

§76-201): valuable consideration, quitclaims to Lora F. Ballard, Diane M. Bauer, and Steven G. Dressman, Grantee, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Lora F. Ballard, a single person, Grantor, in consideration of One Dollar (\$1.00) and other

The West Half of the Northeast Quarter of Section 30, Township 3 North, Range 10 West of the 6^{th} P.M., Webster County, Nebraska; and

P.M., Webster County, Nebraska, LESS a tract of land described as follows: Commencing at the Northwest corner of said NW14, thence N89°54'34"E, along the North line of said NW14, 810.00 feet; thence S44°57'17"W, 1146.42 feet to the West line of said NW14; thence N00°00'00"E, along the West line of said NW14, 810.00 fee to the Point of Beginning (said tract containing 7.53 acres, more or less, of which 1.18 acres, more or less, is County Road Right-of-Way), The Northwest Quarter of Section 30, Township 3 North, Range 10 West of the 6th

subject to easements and restrictions of record.

DATED this day of June, 2024.

Ballard

STATE OF NEBRASKA

COUNTY Douglas SS

by Lora F. Ballard, a single person. The foregoing instrument was acknowledged before me on the イだって day of June, 2024,

NERAL NOTARY-State of Nebraska Walter a garcia gonzalez My Comm. Esp. Jerley 18, 2028

Notary Public

(Continue on back)		
001006000	000603100 000603200	000001000 00001100 0000
Comments:		
	X-SPOUSE	QCD; COURT DECREE WITH EX-SPOUSE
	djustment:	Assessor Comments and Reason for Adjustment:
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) Excellent		(305) □ Two Story Duplex
(50)	(60) Excellent	(304) □ One Story Duplex
(40) □ High (40) □ Good	(50) □ Very Good	(309) 🗆 21/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) Good	(308) □ Split Level
(20) □ Average (20) □ Badly Wom	(30) □ Average	(307) □ 11/2 Story
(10) □ Low (10) □ Worn Out	(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	(301) □ One Story
(6) □ Pole Frame	Residential Quality:	Townhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
(4) U Wood or Steel Framed Ext. Walls	(60) Excellent	(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) Good	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame	(30) Average	
Commercial Construction Class:	(20) Badly Worn	(101) □ One Story
Primary: Other1: Other2:	(10) □ Worn Out	me
Commercial Occupancy Code:	Residential Condition:	-
Cost:	Cost:	
Floor Sq. Ft. :	Floor Sq. Ft. :	
Construction Date:	Construction Date:	
Multiple. Improvements.:	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
A) 2 B) 01 C) 1 D) 1 E) 7 F) 2	(GR)	Assessor Location: GUIDE ROCK (
Status Property Type Zoming Location City Size Parcel Size	601,965	601,965
Date of Sale Property Classification Code	Total	Land Improvements
4487 00 0 40005 004 0000		Date of Sale Assessed Value
GeoCde Twn Rng Sect Qrt Subdiv Area Blk Parcel	4 05	000601000 101
Parcel Number	Useability & Code#	Location D Sale Number
Base: 65-0011 Affiliated: Unified:	6/24/2024	91 2024 1219
School District Code	Sale Date	Cnty No. Book Page

18 Address of Property 1) 579 Road 2500, Guide Stock, NE 2) 500 Republish Stock, Guide Brack, NE 3) 215 Grant Stock, Guide Brack, NE 4) Republican Stock, Guide Brack, NE 5) Republican Stock, Guide Brack, NE 5) Republican Stock, Guide Brack, NE 20 Legal Description (Attach additional pages, if needed.) 13 Was the transier between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) City Superior 5 Grantor's Name, Address, and Telephone (Please Print) † County Name Good Life. Great Service. NEBRASKA 21 If agricultural, list total number of acres transferred in this transaction 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? Street or Other Mailing Address 1454 North Kansas Grantor's Name (Seller) Amanda M. Wulf Phone Number (402) 746-0708 26 Date Deed Recorded 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address wulfpac@outlook.com nere sign 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 22 Total purchase price, including any liabilities assumed \$601,965 See attached . O Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? **▼** (A) Status ☐ Yes DÉPARTMENT OF REVENUE Buyer Bill of Sale öF Unimproved Improved Cemetery Day Sul Yr. Joseph H Murr Signature of Grantee of Print or Type Name S S No Seller No 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 ct, and that I am duly authorized to sign this statement. Death Certificate – Transfer on Death ☐ Corrective The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Single Family Multi-Family (chir) Commercial WEBSTER - 91 Brothers and Sisters Aunt or Uncle to Niece or Nephew 5 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. 18b f Brantae of Authorized Representative Authorized Representative 10 Type of Transfer Court Decree Auction County Number € Value of Stamp or NE SEE Real Estate Transfer Statement Flower Agricultural Becreations Register of Deed's Use Only Industrial Recreational Exchange # Exempt Number Executor Easement Distribution Easement Distribution 4 Zip Code 68978 Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild 176.84 Giff Grantor Trust Foreclosure Land Contract/Memo Mineral Lease (B) Property Type 3 Date of Sale/Transfer Title Email Address drwulf48@gmail.com Street or Other Mailing Address 2631 Highway 136 Grantee's Name (Buyer) Dusty R. Wulf 6 Grantee's Name, Address, and Telephone (Please Print) 2631 Highway 136 19 Name and Address of Person to Whom the Tax Statement Should be Sent Dusty R. Wulf Guide Rock, NE 68942 17 Was transfer through a real estate agent or a title company? (If Yes, include the name Guide Rock Phone Number (402) 984-2552 28 Recording Data Mineral Interests-Producing Mineral Interests-Nonproducing Mo. Was the mortgage assumed? (If Yes, state the amount and interest rate.) of the agent or title company contact.) ☐ Yes Partition 2024 8 Irrevocable Trust Tufe Estate 7 Day . <u>₹</u> Quit Claim Partition 24_Yr. Personal Rep. 5 Step-parent and Step-child Spouse Seff Attorney Revocable Trust (/) Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract Sale 5 2024 ☐ Trust/Trustee ☐ Warranty 4 Date of Deed Sheriff i Š ∐ Exempt <u>₹</u> Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed 0 ß 24 ដ € Other (Explain) Trustee to Beneficiary Other Day Transfer on Death Other 쭚 Date Phone Number For Dept. Use Only (402) 768-7400 06/26/2024 521 Mobile Home FORM ≾ Zip Code 68942 2024 900 9 S No %

Nebraska Department of Revenue
Form No. 96-269-2008 10-2020 Rev. 5-2019

Grantee-

Ex012

Book 2024 Page 1219

- 6030 The Northeast Quarter (NE 1/4) and Lot One (1) in the Southeast Quarter (SE 1/4) of Section Twelve (12), Township One (1) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska;
- (M300 The South Half (S ½) of Lot Fifteen (15) and all of Lots Sixteen and Seventeen (16 & 17) and the North Half (N ½) of Lot Eighteen (18), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska;
- obe gal Lot Fourteen (14) and the North Half (N 1/2) of Lot Fifteen (15), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska;
- lalad Lots Four and Five (4 & 5), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska; and
- apogul Rock, Webster County, Nebraska. Lots One, Two and Three (1, 2 & 3), Block Four (4), Original Town of Guide

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 06/26/24

By KO

Bk 2024, Pg 1219

State of Nebraska ss County of Websters

numerical index and filed for record in the Clerk's office of said county this 26 day of June A.D., 2024, at 08:38 o'clock AM. Recorded in Book 2024 on Pages 1219-1220 Entered on the

Fee: \$16.00 By: KO Electronically Recorded Property Deputy County Clerk

RETURN TO: ATTORNEY AT LAW P.O. BOX 87 JOSEPH H. MURRAY, PC LLO HEBRON, NEBRASKA 68370

QUITCLAIM DEED

acknowledged, quitclaims and conveys to Dusty R. Wulf, spouse of Grantor, GRANTEE, all of Statutes §76-201): GRANTOR'S interest in the following described real estate (as defined in Nebraska Revised consideration of One Dollar (\$1.00) and dissolution of marriage, receipt of which is hereby Amanda M. Wulf, spouse of Grantee, GRANTOR, whether one or more, in

The Northeast Quarter (NE 1/4) and Lot One (1) in the Southeast Quarter (SE 1/4) of Section Twelve (12), Township One (1) North, Range Nine (9) West of the Sixth P.M. in Webster County, Nebraska;

Seventeen (16 & 17) and the North Half (N 1/2) of Lot Eighteen (18), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska; The South Half (S 1/2) of Lot Fifteen (15) and all of Lots Sixteen and

Lot Fourteen (14) and the North Half (N 1/2) of Lot Fifteen (15), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska;

Lots Four and Five (4 & 5), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska; and

Rock, Webster County, Nebraska. Lots One, Two and Three (1, 2 & 3), Block Four (4), Original Town of Guide

Executed this 18th _ day of June, 2024

Amanda M. Wulf

COUNTY OF N) wckolls	STATE OF NEBRASKA
) ss.	ب.

The foregoing instrument was acknowledged before me on the 2024 by Amanda M. Wulf, spouse of Grantee. 18th day of June,

JENNIFER M. JENSEN

My Comm. Exp. June 19, 2026

(SEAL)

// Notary Public

Agricultural Land Sales Worksheet

Cate No.	Dama	2010	Sale Date				C-Lo	1 Tich	School District Code		STATE OF THE PARTY	
i.	1215	6/21/2024	/2024	Base: 6	65-0005		Affiliated:	ř.		Unified:	ed:	
Location ID Sa	Sale Number	Useability & Code #	& Code#			-	Pa	Parcel Number	umber			
001310500	100	4	05	අතුවෙ	Twn	Ring	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of	Date of Sale Assessed Value	/alue		4135	4	9	22	ω	00000	1	000	0000
Land In	Improvements	Total	tal let		Da	te of S	ale Pro	perty	Date of Sale Property Classification Code	ation C	ode.	
247,540	2,080	2	249,620	Status	Prope	Property Type	38.00 de	Zoning	Location	300 at	City Size	Parcel Size
Irrig	Irrigation Type:	-		A) 1	В)	0.5	9	ហ	D) 3	E)	0	F) 9
LCG	ACRES:	VALUE:	UE:		LCG			ACRES:	S:		VALUE:	E :
IRRIGATED IAI				GR	GRASSLAND	ID 1G1		5(56.740			87,950
IA						1G	41	3	31.430			48,715
2A1						2G1		6(66.920		\ \ \	97,035
2A						2G	4,1					
3A1						3G1						
3A						3G	4,1					
4AI						4G1						
4A						4G	41					
DRYLAND IDI				ß	Shelterbelt/Timber	t/Timbe	Н					
ID					À	Accretion	P					
2D1						Waste	Ф					
2D						Other	<u>-</u>					
3D1				AG L	AG LAND TOTAL	OTAI		15!	155.090		23	233,700
3D						Roads	S		1.970			
4D1					Fa	Farm Sites	S		1.000		ا	13,840
₽ D					Ho	Home Sites	S	-				
					Re	Recreation						
Dwellings						Other	Α					
Outbuildings			2,080	Non	Non-AG TOTAL	OTAI			2.970		۰	13,840

*****	 	·		1	ı	 · · · · · ·	 		
			001310500	Comments from Comments:			TRUSTEE'S DEED; CREATED EXEMPT MARITAL TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)				nents:					Total Recapture Value:

NEBRASKA Real Estate Trail	Transfer Statement \OO 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.	ad instructions on reverse side. 521
The	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.
WEBSTER - 91	Mo. 06 Day 21 Yr. 2024 Mo. 06 Day 04 Yr. 2024
nd Telephone (Please Print)	ress, and Telephone (Please Print)
Street or Other Mailing Address	Street or Other Mailing Address
et or Other Mailing Address	et or Other Mailing Address
City State Zip Code	
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo
Email Address NA	
ssification Number. Check one box in categories A and B. Check (
(A) Status (B) Industrial (B)	State Assessed
proved Multi-Family	Mineral Interests-Producing Exempt Mobile Home
8 Type of Deed Conservator Distribution Land (Bill of Sale Corrective Eassement Leasse	ntract/Memo
Cemerary Dearn Certificate - Francisc on Dearn Executor	
9 Was transfer part of IHS like- Nind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Ringer	Irrevocable Trust Revocable Trust Life Estate Sale Sale
nip transferred in full? (If No, explain the division.)	12 Was real esta
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	and beneficiary relatives? (If Yes, check the appropriate box.)
Brothers and Sisters	Spouse Spouse Spouse
14 What is the current market value of the real property? \$314,291	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes No
	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee.
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW 1/4) of Section Twenty-Two (22), Township Four (4) North, Range Nine	Two (22), Township Four (4) North, Range Nine
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 \$ 100 nstructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	number 76-902(20)
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Matthew D. Baack	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 834-3300 (402) 834-3300
sentative	Attorney at Law (0/25/24
<u> </u>	0
27 Value of Stamp or Exempt Number	Recording Data
MG	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Item 5: Grantor's Name, Address, & Telephone

Name: Diane Pavelka, Trustee of the Edward J. Pavelka and Diane Pavelka Living

Trust

Mailing: 111 Hwy 74

City, State, Zip: Glenvil, NE 68941

Name: Diane Pavelka, Trustee, Diane Pavelka Exempt Marital Trust, created

under the Edward J. Pavelka and Diane Pavelka Living Trust, dated June

16, 2014

Mailing: 111 Hwy 74

City, State, Zip: Glenvil, NE 68941

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY
STAMP TAX

ô

Ex020

Date: 06/25/24

Bk 2024, Pg 1215

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 25 day of June A.D., 2024, at 03:05 o'clock PM. Recorded in Book 2024 on Pages 1215-1216

Fee: \$16.00 By: KO Electronically Recorded Distangille ク Deputy County Clerk

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

TRUSTEE'S DEED

defined in NEB. REV. STAT. 76-201): June 16, 2014, Grantee, the following described real property in Webster County, Nebraska (as Exempt Marital Trust, created under the Edward J. Pavelka and Diane Pavelka Living Trust, dated consideration of Distribution of Trust Assets, conveys to Diane Pavelka, Trustee, Diane Pavelka Diane Pavelka, Trustee of the Edward J. Pavelka and Diane Pavelka Living Trust, Grantor, in

North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; The Southwest Quarter (SW¼) of Section Twenty-Two (22), Township Four (4)

Grantee that Grantor has legal power and lawful authority to convey the same. subject to easements, reservations, covenants and restrictions of record. Grantor covenants with

Executed: 2024.

and Diane Pavelka Living Trust Diane Pavelka, Trustee, Edward J. Pavelka

County of Adams		State of Nebraska
<u> </u>) ss.	<u> </u>

The foregoing instrument was acknowledged before me on Year Havelka, Trustee of the Edward J. Pavelka and Diane Pavelka Living Trust. 2024, by **Diane**

Notary Public

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

Mother a Back
Printed Name

Residential & Commercial Sales Worksheet

Cata No Book	Daga	2,1	T.22.			School District Code			がある大変を
91 2024	1189	6/24	6/24/2024	Base: 91-1	91-0002 Af	Affiliated:	. 370	Unified:	
Location ID	Sale Number	Useability & Code#	& Code#			Parcel Number	ımbër		
000162600	99	Н		GeoCde Twn	Rng	Sect Ort	Subdiv A	Area Blk	Parcel
Date o	Date of Sale Assessed Value	Value		4371	0	00 0 :	10090	000	0000
Land	Improvements		Total		Date of Sale Property Classificati	e Property	Classificati	ion Code	A .
7,405	74,580		81,985	Status F	Property Type	Zoning	Location	City Size	Parcel Size
Assessor Location: RED	D CLOUD (RC)	(C)		A) 1 B)	01	O 1	D) 1	E) 6	F) 5
			Residential				Commercial		
Multiple	Multiple Improvements:	Multiple. Improvements. :	ements.:		Multiple. Improvements. :	rovements.:			
Co		Construction Date:	æ: 1890	0	Construction Date:	Date :			
	Floor:	Floor Sq. Ft. :	1,388	88	Floor Sq. Ft. :				
Bui	Building Cost New:	Cost:	185,750	ő	Cost:				
Single Family Style: 101		Residential Condition: 20	ondition: 20		-	Commercial Occupancy Code:	Code:		
(100) Mobile Home		(10) U W	Wom Out		Primary:	Primary: Other1:		Other2:	
			Average		(1) D E	Fireproof Structural Steel Frame		ame	
(103) □ Split Level			od			Reinforced Concrete Frame	ncrete Frame		
(104) □ 11/2 Story		(50) 🗆 Ve	Very Good		(3) □ №	Masonry Bearing Walls	ng Walls		
(111) □ Bi-Level		(60) \square Ex	Excellent		(4) U	Wood or Steel Framed Ext.	Framed Ext.	Walls	
(106) □ Other						Metal Frame and Walls	nd Walls		
		dentia 	uality: 40		(6) D	Pole Frame			
			¥				Con	Condition:	
		ם				AAO	(10)		Out
- 1			Average] C	Average			Worn
(308) Split Level		(40) E Good	Good Very Good		(30) L A	Above Average	(30)	□ Good	ţe
	×		Excellent		ı	7.70	(50)	☐ Verv Good	rood
	X						(60)	l l	ent
Assessor's Adjustment to Sale Price (+ or -):	ent to Sale Pr	ice (+ or -)	•						
Assessor Comments and Reason for Adjustment:	d Reason for A	ljustment:							
CIMU									
Comments from				Сот	Comments:				
000162600									
							-	(Conti	(Continue on back)
								(0.0110	uit on pack)

Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by Au	tment of Revenue 3-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee —
,	Recording Data	Exempt Number
For Dept. Use Only	Only	Register of Deed's Use Or
Date	Title	nere Signature of Grantee or Authorized Representative
06/24/24	Attorney	
(402) 746-3613		
omplete, and	ent and that it is, to the best of my knowledge and belief, true, complete, and	Under penalties of law, I declare that I have examined this statement and that it is, correct, and that I am duly authorized to sign this statement.
+0,000,00	n implication of the control of the	25. If this transfer is exempt from the documentary stamp tax, list the exemption
45 000100		24 Adjusted nurchase price paid for real estate (line 22 minus line 23)
45,000 00		22 Total purchase price, including any liabilities assumed
		ביי איטייסטומיים וויסי אימי וימוויסטי סי שטוסט וימויסטיו סי ווי ווויס וומוויסטווסו ו
		21 If agricultural, list total number of agres transferred in this transaction
		See attached.
		al Description (Attach additional page
		18a No address assigned 18b Vacant land
	ame as Grantee	118 S Webster St Red Cloud. NE 68970
Tax Statement Should be Sent	19 Name and Address of Person to Whom the Tax Statement	18 Address of Property
(If Yes, include the name ✓ 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	To Loes this conveyance divide a current parcel of land? Yes \text{No}
%	1	1
interest rate)		14. What is the current market value of the real property?
	Grandchild	nd Sisters
1er	and benericiarly relatives: (in res., check the appropriate box.) Family Corp., Partnership, or LLC Self Other	Yes PNo Aunt or Uncle to Niece or Nephew Family Corp., 1
	Yes No	Most the transfer between relations or if to a trustee are the truster.
No, state the intended use.)	12 Was real estate purchased for same use	rship transferred in full? (If No, explain the division.)
Trustee to Beneficiary Other (Explain)	Life Estate	Easement
Transfer on Death	e Irrevocable Trust Revocable Trust	10 Type of Transfer Distribution
Criter	Land Contractivitiem Personal Rep. Trust/Trustee Lease Personal Rep. Trust/Trustee Quit Claim Varranty	Bill of Sale Corrective Easement Le
		OLL Commercial Recreational
Mobile Home	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural
	in categories A and B. Check C if property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C it
	Email Address	Email Address
zation? Yes VNo	Phone Number Is the grantee a 501(c)(3) organization?	
Zip Code 68970	City Red Cloud NE	City State Red Cloud NE State 68970
	Street or Other Mailing Address 1045 N Webster St	Street or Other Mailing Address 1112 Road K
	Roger L Kinkade & Paula M. Kinkade	Spare Time Property Management, L.L.C.
	6 Grantee's Name, Address, and Telephone (Please Print)	5 Grantor's Name, Address, and Telephone (Please Print)
ay21Yr24	3 Date of Sale/ Iranster 4 Date of Deed 4 Mo. 06 Day 24 Yr. 24 Mo. 06 Day -	1 County Name 2 County Number WEBSTER - 91
,	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	The
170	Io 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.	RIMENT OF REVENUE
FORM	ransfer Statement 99	-

29, page 234. EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book Annex Lot 17, as originally platted, and the TRUE POINT OF BEGINNING; Red Cloud; thence West 312.4 feet, plus or minus, to a point on the West line of thence North 260 feet, plus or minus, to a point that is due East of the Southeast corner of Lot One (1), Block One (1), Kaley and Jackson's Addition to the City of minus, to a point due South of the fence that marks the East line of the tract; originally platted, to a point 724.4 feet South of the Northwest corner of Annex South on the West line of Annex Lot 17, as originally platted, to a point that is due East of the Southeast corner of Lot One (1), Block One (1), Kaley and Jackson's Addition to the City of Red Cloud and the TRUE POINT OF quarter stone on the West side of Annex Lot 17, adjoining Highway 281; Thence Lot 17; thence East 271.4 feet; thence South 10 feet; thence East 41 feet, plus or BEGINNING; continuing thence South on the West line of Annex Lot 17, as A tract of land located in Annex Lot 17, described as follows: Beginning at the

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 140., 2024, at 11:52 o'clock 14 M. Recorded in Book 2524 on Page 1189-1190

Debby Horig County Clerk

Comp_

_Assessor__

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (0-24-34
\$ 101-25 By Ko

JOINT TENANCY WARRANTY DEED

estate (as defined in Neb. Rev. Stat. 76-201): Leland Kinkade, a married person, as joint tenants, GRANTEES, the following described real hereby acknowledged, conveys to Roger L. Kinkade & Paula M. Kinkade, husband and wife, and GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is Spare Time Property Management, L.L.C., a Nebraska limited liability company,

Red Cloud; thence West 312.4 feet, plus or minus, to a point on the West line of Annex Lot 17, as originally platted, and the TRUE POINT OF BEGINNING; EXCEPT a tract conveyed to the State of Nebraska for highway purposes in Book corner of Lot One (1), Block One (1), Kaley and Jackson's Addition to the City of thence North 260 feet, plus or minus, to a point that is due East of the Southeast minus, to a point due South of the fence that marks the East line of the tract; due East of the Southeast corner of Lot One (1), Block One (1), Kaley and Jackson's Addition to the City of Red Cloud and the TRUE POINT OF Lot 17; thence East 271.4 feet; thence South 10 feet; thence East 41 feet, plus or originally platted, to a point 724.4 feet South of the Northwest corner of Annex BEGINNING; continuing thence South on the West line of Annex Lot 17, as South on the West line of Annex Lot 17, as originally platted, to a point that is quarter stone on the West side of Annex Lot 17, adjoining Highway 281; A tract of land located in Annex Lot 17, described as follows: Beginning at the Thence

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

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

Spare Time Property Management, L.L.C.

Lornie Schriner, Member
STATE OF NEBRASKA, COUNTY OF V

Jonathan Schriner, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Management, L.L.C Schriner, Member, and Jonathan Schriner, Member, on behalf of Spare Time Property The foregoing instrument was acknowledged before me on June 2, 2024, by Lonnie

Comm. expires

KORY MOZPACKEN
MY Come Eq. August 27, 2026

Notary Public /
Phone/Fax: (402) 746-3613 Pag
KORY-C:\mp\800KINK_SFAJID 6/12/24

NE Sec of State - Robert B. Evnen
Filing Document #: 9001049166 Pages: 1
Corporation Name: SPARE TIME PROPERTY MANAGEMENT, L.L
Filing Date and Time: 06/13/2024 11:11 AM

BOOK 2024 PAGE 1190

STATEMENT OF AUTHORITY

Pursuant to the Nebraska Uniform Limited Liability Company Act § 21-127.

This Statement of Authority is for the limited liability company:

Spare Time Property Management, L.L.C.,

and the street and mailing address of its designated office is

1112 Road K, Red Cloud, NE 68970

without limitation, are: encumbering, or otherwise affecting title to real property on behalf of the Company, The officers or members authorized and required to execute instruments conveying,

Lonnie Schriner and Jonathan Schriner

filed in the office of the Nebraska Secretary of State. The undersigned understand and acknowledge that this Statement of Authority will be

Executed June 12, 2024.

Lopnie Schriner, Member

Jonathan Schriner, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

Property Management, L.L.C. Lonnie Schriner, Member, and Jonathan Schriner, Member, on behalf of Spare Time The foregoing instrument was acknowledged before me on June $[l\lambda]$, 2024, by

Comm. expires

GENERAL NOTARY - State of Nebraska
KORY MCCRACKEN
My Comm. Exp. August 27, 2026

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)									
									000112100
			ents:	Comments:					Comments from
					:	ment:	1 for Adjus	nts and Reason	Assessor Comments and Reason for Adjustment: JTWD
						(+ or -):	ale Price	ustment to S	Assessor's Adjustment to Sale Price (+ or -):
(60) Excellent								y Duplex	(305) ☐ Two Story Duplex
(50) Uery Good						☐ Excellent	(60)	/ Duplex	(304) ☐ One Story Duplex
(40) □ Good		1	(40)			□ Very Good	(50)	y	(309) 🗆 2 1/2 Story
(30) □ Average	Above Average		(30)			☐ Good	(40)		(308) □ Split Level
(20) □ Badly Worn		(20) 🗆 Average	(20)			☐ Average	(30)	y	(307) 🗆 1 1/2 Story
(10) Worn Out		Low	(10)	(1)		□ Fair	(20)	y	(302) □ Two Story
Condition:		ik:	Cost Rank:				(10)	y	(301) ☐ One Story
The state of the s	ame	□ Pole Frame	(S)			Residential Quality:	Resi	lex Style:	Townhouse or Duplex Style:
	Metal Frame and Walls		(5)						(106) □ Other
ext Walls	Wood or Steel Framed Ext. Walls	!	(4)				(60)		(111) □ Bi-Level
	Masomy Bearing Walls		(3)			□ Very Good	(50)	y	(104) □ 11/2 Story
ame	Reinforced Concrete Frame		(2)			□ Good	(40)	<u>e</u> .	(103) □ Split Level
el Frame	Fireproof Structural Steel Frame	1 Firepro	(i)			□ Average	(30)	У	(102) □ Two Story
	Commercial Construction Class:	rcial Con	Comme				(20)	y	(101) One Story
Other2:	Other1:	.,	Primary:			□ Wom Out	(10)	ome	(100) □ Mobile Home
	Commercial Occupancy Code:	rcial Occ	Comme			Residential Condition:	3	100	Single Family Style:
			Cost:			,	_	Building Cost New:	
		F	Floor Sq. Ft. :			Floor Sq. Ft. :			
		Construction Date:	Construc	wareness.		Construction Date:	_	Construction Date:	
	ients. :	Multiple. Improvements. :	Multiple		:	Multiple. Improvements. :	$\overline{}$	Multiple Improvements:	Ā
rcial	Commerci					Residential			
E) 6 F) 1	1 D) 1	9	01	В)	A) 1		の (RC)	n: RED CLOUD	Assessor Location:
n City Size Parcel Size	Zoning Location		Property Type		Status	1,635	1,090		545
ation Code	Date of Sale Property Classification Code	Sale Pro	Date of	l		Total	ments	Improvements	Land
021 0000	0 10005	00			4491	це	ssessed Val	Date of Sale Assessed Value	
Area Blk Parcel	Qrt Subdiv	Sect	Ring	Twn	GeoCde	-		98	000112100
	Parcel Number	Pa				Useability & Code#		Sale Number	Location ID
Unified:	ed:	Affiliated:	002	91-0002	Base:	6/18/2024	1159	2024 :	91
e	School District Code	Schoo				Sale Date	Page	Book	Cnty No.

Nabraska 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 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property A) Sewa 16 Does this conveyance divide a current parcel of land? 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 18a No address assigned 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) here 23 Was non-real property included in the purchase? 11 Was ownership transferred in full? (If No, explain the division.) Yes No No City Hastings Good Life. Great Service. 5 Grantor's Name, Address, and Telephone (Please Print) NEBRASKA 9 8 Type of Deed Bill of Sale Street or Other Mailing Address 401 S Hastings Grantor's Name (Seller) Nellie M. Dilley 1 County Name 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Phone Number (402) 984-1768 \$5,000 Lot Twelve (12), Block Twenty-one (21), Original Town of Red Cloud, Webster County, Nebraska Red Date Deed Recorded Mo. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes (A) Status Buyer Improved DEPARTMENT OF REVENUE ☐ Unimproved Cemetery 6 Cloud 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. Allan Pettit Print or Signature of Grantee or Authorized Representative Day No (If Yes, enter dollar amount and attach itemized list.) (see instructions) No S No Seller \(\frac{1}{2}\) Type Name of Grantee or Authorized Representative Death Certificate - Transfer on Death ☐ Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 7 Multi-Family Single Family ₹ No Commercial Brothers and Sisters Aunt or Uncle to Niece or Nephew WEBSTER - 91 7 20 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. 18b Wacant land 5+ 10 Type of Transfer 2 County Number 6 Value Court Decree 3 Auction 8970 Real Estate Transfer Statement of Stamp or Exempt Number Register of Deed's Use Only Industrial Recreational Agricultural Exchange Easement Distribution Executor Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild 4 Zip Code 68901 Gift Grantor Trust] Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Mineral Interests-Producing 3 Date of Sale/Transfer Title Email Address n/a Red Cloud 19 Name and Grantee 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address 210 N Seward St 6 Grantee's Name, Address, and Telephone (Please Print) Phone Number (402) 401-0249 Grantee's Name (Buyer) Allan Pettit and Nicole Pettit Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Yes Partition JLife Estate Irrevocable Trust 1 HEOR 12 Was real estate purchased for same use? (If No, state the intended use.) Yes \[\subseteq No \] No ☐ Quit Claim Partition Personal Rep. Grantee Step-parent and Step-child Spouse Self | ∴ ✓ Sale S Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust 2024 ✓ Warranty ☐ Trust/Trustee JSheriff 4 Date of Deed ☐ Exempt State Assessed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. _ 24 22 23 69 3 Trustee to Beneficiary Other (Explain) Day Transfer on Death Other Phone Number 6//8/2024 For Dept. Use Only (402) 401-0249 521 FORM <u></u> 5,000,00 5,000.00 Zip Code 68970 Yes Yes 0 2024

\$ \$ 8 8

county of Webster 2

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of SLANGAD, 20 DE at 2:43 o'clock 10.00 Page

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Assessor Carded

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
0-18-3411-35 By AD

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

JOINT TENANCY WARRANTY DEED

convey to Grantees, as joint tenants and not as tenants in common, the following described real valuable consideration received from Grantees, Allan Pettit and Nicole Pettit, husband and wife, Nellie M. Dilley, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other estate (as defined in Neb. Rev. Stat. 76-201):

Nebraska Lot Twelve (12), Block Twenty-one (21), Original Town of Red Cloud, Webster County,

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

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

Executed - 4 4 me 17, 2024.

Nellie M. Dilley

STATE OF NEBRASKA
)

Nellie M. Dilley, a single person. The foregoing instrument was acknowledged before me on

COUNTY OF ADAMS

) ss.

June (7, 2024 by

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

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)													
												000	000149000
					ents:	Comments:						from	Comments from
							LON	SUBDIVISION		POLIT	AGENCY/	SALE FROM AGENCY/POLITICAL	WD; SA
									tment:	ır Adjus	Reason fo	Assessor Comments and Reason for Adjustment:	Assessor Co
):	(+ or -	e Price	nt to Sal	Assessor's Adjustment to Sale Price (+ or -):	Assessor
l Excellent	9	(60)										(305) □ Two Story Duplex	(305) 🗆 Tw
l Very Good	0)	(50)						Excellent		(60)		One Story Duplex	(304) 🗆 On
l .	0)	(40)		High	(40) U			Very Good		(50)		2 1/2 Story	(309) 🗆 21
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Badly Worn	0)	(20)	ge	(20) \square Average	(20)			Average	Œ	(30)		1 1/2 Story	(307) 🗆 1 L
Worn Out	9 0	(10)		Low	(10)			Fair		(20)		Two Story	(302) 🗆 Tw
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		Metal Frame and Walls	Frame a		(5) [leī	(106) Other
lls	ct. Walls	Wood or Steel Framed Ext.	or Steel		(4) □			Excellent		(60)		Bi-Level	(111) 🗖 Bi-
		Masonry Bearing Walls	пу Веап		(3)			Very Good		(50)		1 1/2 Story	(104) 🔲 11
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ÇD.	Frame	Fireproof Structural Steel Frame	oof Stru	Firepr	9 0			Average	æ	(30)		Two Story	(102) 🗆 Tw
	19 45 3	Commercial Construction Class:	nstructi	rcial Co	Comme	200		Badly Wom		(20)		One Story	(101) 🗷 On
Other2:		Other1:	율	••	Primary:			Worn Out	U W	(10)		Mobile Home	(100) □ Mc
		Code:	Cupanc	Commercial Occupancy Code:	Comme)	Residential Condition: 30	dential (****		47.1	Single Family Style:
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	ial	Commercial						Residential					
6 F) 2	E)	D) 1	Н	C)	01	В)	A) 1			(RC)	CLOUD	cation: RED	Assessor Location:
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Code	tion (Date of Sale Property Classification Code	operty	Sale Pr	ate of	L		Total	1	nts	Improvements		Land
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		umber	Parcel Number	Pa				Useability & Code#	seability		Sale Number		Location ID
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		School District Code	ol Dist	Scho				Sale Date	Sal	ge	Page	Book	Cnty No.

d Carmer Nome		DEPARTMENT OF REVENUE	Good Life, Great Service.	NEBRASKA	2010
a County Nillandor	The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	 If additional space is needed, add an attachment and identify the applicable item number. 	 To be filed with the Register of Deeds. Read instructions on reverse side. 	Real Estate Transfer Statement	
3 Data of Cala/Transfer	nt is signed and items 1-25 are	nment and identify the applical	lead instructions on reverse side	Insfer Stateme	i I
A Date of Dood	accurately completed.	ble item number.	de.	ent an	

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26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Mo. La_ Day 14_ Yr. 24 \$ Exempt # A 18 Table Deed Recorded 27 Value of Stamp or Exempt Number 29 Value of Stamp or Exempt Number 20 Value of Stamp or Exempt Number 20 Value of Stamp or Exempt Number 20 Value of Stamp or Exempt Number 21 Value of Stamp or Exempt Number 22 Value of Stamp or Exempt Number 23 Value of Stamp or Exempt Number 24 Value of Stamp or Exempt Number 25 Value of Stamp or Exempt Number 26 Value of Stamp or Exempt Number 27 Value of Stamp or Exempt Number 28 Value of Stamp or Exempt Number 29 Value of Stamp or Exempt Number 20 Value of Stamp or Exempt Number 21 Value of Stamp or Exempt Number 22 Value of Stamp or Exempt Number 23 Value of Stamp or Exempt Number 24 Value of Stamp or Exempt Number 25 Value of Stamp or Exempt Number 26 Value of Stamp or Exempt Number 27 Value of Stamp or Exempt Number 28 Value of Stamp or Exempt Number 29 Value of Stamp or Exempt Number 20 Value of Stamp or Exempt Number 21 Value of Stamp or Exempt Number 22 Value of Stamp or Exempt Number 24 Value of Stamp or Exempt Number 25 Value of Stamp or Exempt Number 26 Value of Stamp or Exempt Number 27 Value of Stamp or Exempt Number 26 Value of Stamp or Exempt Number 27 Value of Stamp or Exempt Number 28 Value of Stamp or Exempt Number 29 Value of Stamp or Exempt Number 20 Value of Stamp or Exempt Number Number 20 Value of Stamp or Exempt Number	Register of Dood's Use	here Signature of Grantee or Authorized Representative	Du:	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	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	The South Half (S½) of Lot Twenty-one (21) and all of Lots Twenty-four (24), Block Two (2), Radcliff's Addition to Red	18a No address assigned 18b Vacant land		18 Address of Property	16 Does this conveyance divide a current parcel of land? Yes No	14 What is the current market value of the real property? \$107,000	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, ☐ Yes ☑ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or	11 Was ownership transierred in tull? (If No, explain the division.) Yes No No	Distribution	ficate - Transfer on Death Executor	8 Type of Deed Conservator Distribution U	Unimproved Multi-Family Agricultural IOLL Commercial Recreational	d Single Family Industrial	(A) Status (B) Property Type	Email Address Info@railrecompanies.com	(470) 444-8050	City State Zip Code CO 80202	Grantor's Name (Seller) Secretary of Housing & Urban Development	ا ت	1 County Name 2 County Number WEBSTER - 91	
empt Number 28 Recording Data 42 BL 2024, PQ 1104 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.		Title/Escrow Agent 06-14-2024		in number $\frac{2}{2}$ ent and that it is, to the best of my knowledge and belief, true, complete, and		instructions) 22 \$ 0 00		of Lots Twenty-two (22), Twenty-three (23) and to Red Cloud, Webster County, Nebraska,	Red Cloud, NE 68970	Brealynn D. Young & Brandon D. Young 641 W. 6th St.		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		 beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other	12 Was real estate purchased for same use/ (if No, state the intended use.)	Foreclosure Imevocable Trust Revocable Trust Transfer on Death Gift Iuite Estate Sale Trustee to Beneficiary Grantor Trust Partition Satisfaction of Contract Other (Explain)	Quit Claim Warranty	Lase Personal Rep. Trust/Trustee	Mineral Interests-Producing Exempt	ts-Nonproducing State Assessed A	(C)	breat in a care the form	Phone Number Is the grantee a 501(c)(3) organization? Yes No (402) 746-4088 If Yes, is the grantee a 509(a) foundation? Yes No	State Zip Co NE 61	Grantee's Name (Buyer) Brealynn D. Young & Brandon D. Young	tee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 4 Day 11 Yr. 2024 Mo. 06 Day 11 Yr. 2024	s 1-25 are accura

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX

KO

Date: 06/14/24

Bk 2024, Pg 1104

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 14 day of June A.D., 2024, at 02:10 o'clock PM Bookers. of June A.D., 2024, at 02:10 o'clock PM. Recorded in Book 2024 on Pages 1104-1105

Electronically Recorded Fee: \$16.00 Dropayer By: KO Deputy County Clerk

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

HUD Case No: 321-388936

Warranty Deed

not as tenants in common, whether one or more, Grantees, the following described real estate (as For described in Neb. Stat. 76-201) in: BREALYNN D. YOUNG AND BRANDON D. YOUNG, WIFE AND HUSBAND, as joint tenants government agency under the laws of the United States of America, Valuable Consideration, SECRETARY OF HOUSING So URBAN Grantor, hereby conveys unto DEVELOPMENT, a

County, Nebraska, according to the recorded plat thereof. The South Half (S½) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster

(42 U.S.C. 3531 et.seq.). Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et.seq.) and the Department of Housing and Urban Development Act

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

- (1) is lawfully seized of said Premises and It is free covenants and easements of record; from encumbrances, subject to reservations,
- has legal power and lawful authority to convey the same; and
- warrants and will defend the title to said premises against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor

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IN WITNESS WHEREOF, the undersigned being specifically named under the Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012) as an authorized agent, has set his/her hand and seal as a principal and/or officer of Raine & Company LLC for and on behalf of the Secretary of Housing and Urban Development has hereunto signed as of the June , 2024 . day of

SECRETARY OF HOUSING & URBAN DEVELOPMENT

Alfreda Mayes, Mahager	By: O
	•

STATE OF Georgia

COUNTY OF Fulton

this

--<u>}</u>

day

of

June

Alfreda Mayes Manager of Secretary of Housing & Urban Development.

20 24

before

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appeared

Agricultural Land Sales Worksheet

		:				
		Non-AG TOTAL			Outbuildings	Out
		Other		100	Dwellings	Н
		Recreation				
		Home Sites			₽Đ	
		Farm Sites			4D1	
		Roads			3 D	
1,970	3.940	AG LAND TOTAL			3D1	
		Other			2D	
		Waste			2D1	
		Accretion			ΙĐ	
		Shelterbelt/Timber) IDI	DRYLAND
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		4G1			4A1	
		3G			3A	
		3G1			3A1	
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1,690	3.380	2G1			2A1	
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		GRASSLAND 1G1			(D 1A1	IRRIGATED
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E) 0 F) 5	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	Irri	
City Size Parcel Size	Zoning Location	Status Property Type	1,970		1,970	1
ation Code	Date of Sale Property Classification Code	Date of Sal	Total	Improvements		Land
1 000 0000	36 4 00000	4369 2 12 3	lue .	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Sect Qrt Subdly	GeoCde Twn Rng S	4 05	96	500	002316500
	Parcel Number		Useability & Code#	Sale Number 🚽 🛚		Location D
Unified:	Affiliated:	Base: 91-0002 A	6/13/2024	1102	2024	16
	School District Code		Sale Date	Page	Book	Cnty No.

(Continue on back)	
	002316500
Comments:	Comments from
	QCD; DISTRIBUTION BETWEEN FAMILY
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 26 Date Deed Recorded here 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 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 21 If agricultural, list total number of acres 20 Legal Description 23 Was non-real property included in the purchase? Yes 18a No address assigned 16 Does this conveyance divide a current parcel of land? Yes Yes 14 What is the current markety alue of the real property? Grantor's Name (Seller) Grantor's Name (Seller) A Street or Other Mailing Address 18 Address of Property 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 Mo. 198-EOFamin aud major of the 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. 8 Type of Deed Email Address County Name Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) (A) Status Junimproved Cemetery O Day DEPARTMENT OF REVENUE Bill of Sale Improved Signature of Grantee of Authorized Representative correct, and that I am duly authorized to sign this statement. No No Z O 13,24 Type Name of Grantge or Authorized Representative Death Certificate - Transfer on Death Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Brothers and Sisters Ex-spouse Multi-Family Aunt or Uncle to Niece or Nephew Single Family Commercial Select County & County Number 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. 18b | Vacant land 27 10 Type of Transfer 2 County Number 8 Value of Stamp or Exempt Number Court Decree Auction State t Yemp# Š Ph Box 231 Real Estate Register of Deed's Use Only Recreational I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and Agricultural Industrial **Y** Distribution Easement Exchange Box Executor Distribution No (If Yes, enter dollar amount and attach itemized list.) Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild 236 Gift Grantor Trust Transfer Statement Foreclosure Land Contract/Memo Lease Mineral (B) Property Type Phone Number Mineral Interests-Producing City 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address Grantee's Name (Buyer) Mo. Day 12 Yr. 7 Mo. 10, Day Day Of Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition SE _Life Estate ∬lrrevocable Trust | Revocable Trust ng Data SI Day _ ___ No Partition Personal Rep. Quit Claim 1 Is the grantee a 501(c)(3) organization? Yes, is the grantee a 509(a) foundation? 20 Step-parent and Step-child 13 Yr. Spouse Self 102 Satisfaction of Contract Sale 2 W Sheriff Trust/Trustee Warranty 5 gnais Yes State Assessed Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. _ Day 23 22 State 4. Phone Num Other Other (Explain) Smo Trustee to Beneficiary Other 03 For Dept. Use Only 30 10 1. DE Mobile Home 521 3 124 000 No No

Grantee-

Retain a copy of this document for your records.

NEBRASKA

FORM

QUITCLAIM DEED

WITNESS my hand and official seal. (Seal) State of Nebraska sa. County Ji Webster sa. RUSSELL D. HEINE NEBRASKA DOCUMENTARY NEBRASKA DOCUMENTARY NEBRASKA DOCUMENTARY NEBRASKA DOCUMENTARY NEBRASKA DOCUMENTARY Nebraska No Ji Webster sa. County Ji Webster sa. RUSSELL D. HEINE No Ji Webster sa. County Ji Webster sa. RUSSELL D. HEINE No Ji Webster sa. RUSSELL D. HEINE No Ji Webster sa. County Ji Webster sa. RUSSELL D. HEINE No Ji Webster sa. RUSSELL D. HEINE No Ji Webster sa. County Ji Webster sa. RUSSELL D. HEINE No Ji W	before the, Marka COUNTY OF Polk On 1/17/2024 Appeared hely planally known to me for proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	Dated this 17 day of Sonwy 2024. Marla C. Tergrytt Grantor's Signature Print Name Print Name	Legal: A Tract S of Hwy in in SE1/4SE1/4; Property 36-2-12; Description 36-2-12 Parcel ID: 0002316500. Tax District 45 2F2S - 91-0002 Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.	The 1/3 of the portion of owners currently named as Trish L. Hinrichs & Tyler A. Hinrichs; Connie Piper; Stanley Bean, Marla Teegerstrom, William Bean & Dixie Schriner:	That for and in the consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, \(\frac{\lambda}{\lambda} \lam	This quitclaim deed made on December 30, 2023, between Maria (Tears to M) of (Grantor Name) 24 12 13 15 10 10 10 10 10 10 10
ate of Nebraska D. HEINE June 29, 2024	known to me (or xibed to the within I capacity(ies), and the person(s)	stom	eversions,	onnie Piper;	acknowledged, ck unto perty commonly perty as follows:)M), of , Zip code)

Residential & Commercial Sales Worksheet

(Continue on back)		
	00	002316500
Comments:	0 m	Comments from
FAMILY	DISTRIBUTION BETWEEN FAMILY	QCD; DI
tment:	Assessor Comments and Reason for Adjustment:	Assessor Cor
(+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
(60) □ Excellent	Story Duplex	(305) ☐ Two Story Duplex
☐ Excellent (50) ☐ Very Good	One Story Duplex (60)	(304) 🗆 One
□ Very Good (40) □ High (40) □	2 1/2 Story (50)	(309) 🗆 2 1/2
☐ Good (30) ☐ Above Average (30) ☐ Average	Split Level (40)	(308) □ Split
□ Average (20) □ Average (20) □ Badly Wom	1 1/2 Story (30)	(307) 🗆 11/2
□ Fair	Two Story (20)	(302) □ Two
☐ Low Cost Rank: Condition:	Story (10)	(301) ☐ One Story
1		Townhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
□ Excellent (4) □	vel (60)	(111) □ Bi-Level
□ Very Good (3) □	1 1/2 Story (50)	
	Split Level (40)	
☐ Average (1) ☐ Fireproof Structural Steel Fi	Two Story (30)	(102) □ Two
□ Badly Worn	One Story (20)	(101) □ One
□ Worn Out	Mobile Home (10)	(100) □ Mob
Residential Condition: Commercial Occupancy Code:		Single Family Style:
Floor Sq. Ft. :		
Multiple. Improvements.:	Multiple Improvements: Mul	
Residential Commercial		
A) 2 B) 05 C) 5 D) 3 E) 0 F) 5	ation: RURAL (RUR)	Assessor Location:
1,970 Status Property Type Zoning Location City Size Parcel Size	970	1,
Total Date of Sale Property Classification Code	Improvements	Land
ue 4369 2 12 36 4 00000 1 000 0000	Date of Sale Assessed Value	
4 0.5 GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	95	002316500
Useability & Code # Parcel Number	Sale Number	Location ID
6/13/2024 Base: 91-0002 Affiliated: Unified:	2024 1101	91
Sale Date School District Code	Book Page	Cnty No.

26 Date Deed Recorded sign here 23 Was non-real property included in the purchase? Yes 21 If agricultural, list total number of acres_ 20 Legal Description 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 18a No address assigned 18 Address of Property 14 What is the current market value of the real property? 13 Was the transfer between Phone Number Email Address Street or Other Mailing Address 5 Grantor's Name, Address, and Telephone (Please Print) Good Life, Great Service. 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Grantor's Name (Seller) NEBRASKA Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) County Name Yes (A) Status Yes M Unimproved DEPARTMENT OF REVENUE ownership transferred in full? (If No, explain the division.) OL. Cemetery Bill of Sale Improved 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. Signature of Grantee No. No N N N_O 3 Type Name of Grantee Death Certificate - Transfer on Death divide a current parcel of land? Corrective Conservator Multi-Family The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed tract s. of relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Ex-spouse Aunt or Uncle to Niece or Nephew Commercial Single Family Select County & County Number Brothers and Sisters or Authorized 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. 18b Uacant land Lindsburg Bean 10 Type of Transfer Distribution 394 25 Value of Stamp or Exen e or Authorized Represe Auction Court Decree Representative Real Estate Transfer Statement Hwy Agricultural Register of Deed's Use Only Recreational Industrial Exchange Easement Executor Easement Distribution No (If Yes, enter dollar amount and attach itemized list.) Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Grantor Trust Gift Foreclosure 55 Mineral Lease Land Contract/Memo (B) Property Type Title 19 Phone Number 9-3 Date of Sale/Transfer Street or Other Mailing Address 1 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Email Address F Mineral Interests-Producing Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) Au Partition Life Estate Irrevocable Trust 9 Was real estate purchased for same use? (If No, state the intended use.) N_O Quit Claim 20 Personal Rep. Step-parent and Step-child Partition Is the grantee a 501(c)(3) organization? Vices, is the grantee a 509(a) foundation? Self Spouse 69 Satisfaction of Contract Sale Revocable Trust 110 Ū Sheriff Trust/Trustee Warranty 4 Date of Deed ☐ Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Sign Control 23 22 24 State Assessed 4. 40 40+ 469-4 Phone Number HIOCICAS Other Other (Explain) Trustee to Beneficiary ☐ Transfer on Death SSIR 6/13/24 Other For Dept. Use Only 30 يو س Mobile Home 52 FORM Yes <u>0</u> 000 No No

Sounty of Webster]

Sounty of Webster]

Entered on the numerical index and filed for record in the berk's office of said county this 12 day of 100k 0.7. 2024. at 12.24 on page

on Page About

tano

County Clerk

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Comp.

Assessor -

BOOK 2024 PAGE 101

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-13-24
\$Exempt 450 By QD

QUITCLAIM DEED

William Bean

of

630 West Lindsborg Street

This quitclaim deed made on December 30, 2023, between

Lindsborg, KS 67456

(Address)

(City, State, Zip code)

That for and in the consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, William Bean (Grantor Name) does hereby release, remise and forever quitclaim back unto

known as Narrows, located in the City of Inavale, County of Trish L. Hinrichs and Tyler A. Hinrichs the original 1/3 of the land, if any, in that certain real property commonly Webster, State of Nebraska, described as follows:

The 1/3 of the portion of owners currently named as Trish L. Hinrichs & Tyler A. Hinrichs; Connie Piper. Stanley Bean, Marla Teegerstrom, William Bean & Dixie Schriner.

Legal: A Tract S of Hwy in in SE1/4SE1/4; Property 36-2-12; Description 36-2-12 Parcel ID: 0002316500. Tax District 45 2F2S - 91-0002

remainders, rents, issues, and profits thereof. Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions

Dated this 7th day of January 2024.

William Slam Grantor's Signature

William Bean

Print Name

before me, STATE OF 和阳 COUNTY OF McPherson WILL C A. NEFF. O_n January 7th

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

WITNESS my hand and official seal.

(Seal)

NOTARY PUBLIC - State of Kansas JULIE A. NEFF JULIE A. NEFF Jンナレ

Committees

#

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Agricultural Land Sales Worksheet

		Non-AG TOTAL			Outbuildings	tO
		Other			Dwellings	
		Recreation				
		Home Sites			(
		Farm Sites			4DI	
		Roads			30	
1,970	3.940	AG LAND TOTAL			3D1	
		Other	-		2D	
		Waste			2D1	
		Accretion			1D	
		Shelterbelt/Timber			ND 1D1	DRYLAND
		4G			4A	
		4G1			4A1	
		3G			3A	
		3G1			3A1	
280	0.560	2G			2A	
1,690	3.380	2G1			2A1	
		1G			1A	
		GRASSLAND 1G1			TAI (TED)	IRRIGATED
+ VALUE:	ACRES:	ъ	VALUE:	ACRES:	G	LCG
E) 0 F) 5	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	III	
City Size Parcel Size	Zoning Location	Status Property Type	1,970		1,970	
ation Code	Date of Sale Property Classifica	Date of Sale	Total	Improvements		DankI
1 000 0000	6 4 00000	4369 2 12 36	alue	Date of Sale Assessed Value	Date o	
Area Blk Parcel	ct Ort Subdiv	GeoCde Twn Rng Sect	4 05	94	5500	002316500
	Parcel Number		Useability & Code#	Sale Number		Location ID
Unified:	Affiliated:	Base: 91-0002 Affi	6/13/2024	1100	2024	91
	School District Code	S	Sale Date	Page	Book	Спіу №.

(Continue on back)	
	002316500
Comments:	Comments from
	QCD; DISTRIBUTION BETWEEN FAMILY
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 Grantee — Retain a copy of this document for your records. here sign 20 Legal Description 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23 Was non-real property included in the purchase? Yes 21 If agricultural, list total number of acres. 18a No address assigned 18 Address of Property 16 Does this con-14. What is the current market value of the real property? 1470Phone Number 146 13 Was the transfer between Mo. _ Date Deed Recorded 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status 5 Grantor's Name, Address, and Telephone (Please Print) Email Address Grantor's Name (Seller) Street or Other Mailing Address Street 6 0 H a 5 8 5 2 Good Life, Great Service 1 County Name NEBRASKA Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) X Yes Numproved View Yes Cemetery Bill of Sale 6 Yes JOLL DEPARTMENT OF REVENUE Improved Day . Signature of Grantse of Authorized Representative 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. 17.151, 1. Handa Phint of Type Name of Grantise or Authorized Representative Surbusy No No O No No Death Certificate - Transfer on Death 1. DL Corrective Conservator Tract The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Ex-spouse -4CC Commercial Multi-Family Single Family Brothers and Sisters Select County & County Number current parcel of land? 18b Vacant land 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. 10 Type of Transfer 6 Value Beach Court Decree Auction 4617 State ALO of Stamp or Exempt Number Real Estate Transfer Statement Xempt Agricultural Register of Deed's Use Only Recreational Industrial Distribution Exchange A Easement Easement Executor Hwy Distribution No (If Yes, enter dollar amount and attach itemized list.) Parents and Child 43074 Grandparents and Grandchild Grantor Trust _] Gift Foreclosure Mineral ___ Land Contract/Memo Lease (B) Property Type 28 Reco 17 Mineral Interests-Producing 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number 9-41 Shif Yes, is the grantee a 501 (c)(3) organization? H03-40 9-41 Shif Yes, is the grantee a 509(a) foundation? Email Address Street or Other Mailing Address Grantee's Name 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfe Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mo. L SE Partition Life Estate Irrevocable Trust Jegg Jegg Day _ Selver) Was real estate purchased for same use? (If No, state the intended use.) Yes No. No No Quit Claim Step-parent and Step-child Personal Rep. Partition \frac{1}{2} \times \frac{1}{2} Spouse Sale Revocable Trust Satisfaction of Contract + Tyler A 是 Trust/Trustee Warranty 1100 Sheriff EXPLSS Yes State Assessed Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 4 Date of Deed 23 Mo. 60 102-469-4 Phone Number Other Trustee to Beneficiary Other (Explain) Day Transfer on Death Other 503 For Dept. Use Only 8 6/13/24 D FORM ĭ. 521 CICAS Mobile Home 0 Yes Yes S 0000 4152 N N %

QUITCLAIM DEED

Sounty of Webster Sentered on the clumerical index and filled for record in the Clerk's office of said county this 13 day of June A.D. 10 and at 12 and 12 a	WITNESS my hand and official seal.	before me, \(\frac{\mathcal{N} \cappa_{\mathcal{N}} \cappa_{\mathcal{N}	STATE OF $\partial h/\delta$ COUNTY OF	Dated this May of Lines	Together with all the tenements, hereditamen remainders, rents, issues, and profits thereof.	The 1/3 of the portion of owners Stanley Bean, Marla Teegers Legal: A Tract S of Hwy in in S Parcel ID: 0002316500. Tax I	Trish L. Hinrichs and Tyler A. Hinriknown as Narrows, located in the C	That for and in the consideration of the $\frac{5 + e \cdot 1 + b \cdot 2 \cdot 1}{(Grantor Name)}$	This quitclaim deed made on December 30, 2023, between 6242 58521	
NEBRASKA DOCUMENTARY STAMP TAX Date 6-13-24 \$5xene1#5b By 4b	1.	before me, \(\frac{\mathcal{N} \colon \colo	OF Delawar On Jahrany	8224. Stan Ey M Print Name	Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the re- remainders, rents, issues, and profits thereof.	 The 1/3 of the portion of owners currently named as Trish L. Hinrichs & Tyler A. Hinrichs; Connie Piper; Stanley Bean, Marla Teegerstrom, William Bean & Dixie Schriner: Legal: A Tract S of Hwy in in SE1/4SE1/4; Property 36-2-12; Description 36-2-12 Parcel ID: 0002316500. Tax District 45 2F2S - 91-0002 	Trish L. Hinrichs and Tyler A. Hinrichs the original 1/3 of the land, if any, in that certain real property commonly known as Narrows, located in the City of Inavale, County of Webster, State of Nebraska, described as follows:	That for and in the consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, $5 + a \sqrt{e} \sqrt{H - b} 2cxH$ does hereby release, remise and forever quitclaim back unto (Grantor Name)	Sunbury, Ohio 43074	
Nicholas Ray Queen Notary Public, State of Ohio My Commission Expires 10-02-27	(Seal)	personally known to me (or ne(s) is/are subscribed to the within r/their authorized capacity(ies), and on behalf of which the person(s)	17th 2024	Bean	onging, and the reversions,	r A. Hinrichs; Connie Piper; 5-2-12	t certain real property commonly lebraska, described as follows:	which is hereby acknowledged, ver quitclaim back unto	of (City, State, Zip code)	

Agricultural Land Sales Worksheet

		Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites			4D
		Farm Sites			4D1
		Roads			3D
1,970	3.940	AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND IDI
		4G	-		4A
		4G1			4A1
		3G			3A
		3G1			3A1
280	0.560	2G			2A
1,690	3.380	2G1			2A1
		1G			1A
		GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 5	C) 5 D) 3	A) 2 B) 05 (Irrigation Type:	п
1 City Size Parcel Size	Zoning Location	Status Property Type	1,970		1,970
ation Code	Date of Sale Property Classifica	Date of Sale F	Total	Improvements	Land
1 000 0000	4 00000	4369 2 12 36	alue	Date of Sale Assessed Value	Date
Área Blk Parcel	Ort Subdiv	GeoCde Twn Rng Sect	4 05	93	002316500
	Parcel Number		Useability & Code #	Sale Number	Location ID
Unified:	ated:	Base: 91-0002 Affiliated:	6/13/2024	1099	91 2024
8	School District Code	Sch	Sale Date	Page	Cnty No. Book

(Continue on back)	
	002316500
Comments:	Comments from
	QCD; DISTRIBUTION BETWEEN FAMILY
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Register of Deed's Use C 26 Date Deed Recorded Mo. 4 Day 13 Yr. 24 \$ £X.emp #5b Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017 Grantee—Retain a copy of 1	penalties of law, I declare that I have examined this hat I am duly authorized to sign this statement. TOSE HOLLS Name of Grantee or Authorized Representative A HOLLS Grantee or Authorized Representative	y liabilities assumed the purchase? Yes real estate (line 22 minus li	18a No address assigned 18b Vacant land 20 Legal Description A Tract 5 & HWY iversal agricultural, list total number of acres 3 94		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure (I.R.C. § 1031 Exchange) 11 Was ownership transferred in full? (If No, explain the division.) 21 Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. 15 Protectosure Court Decree Exchange Grantor Trustatives. 16 Protectosure Court Decree Exchange Grantor Trustatives. 17 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partners and Sisters	Improved Single Family Industrial Industrial Multi-Family Agricultural Industrial Multi-Family Magricultural Industrial Indust	ssification Number. Check one box in categories A and B.	Street of Other Mailing Address SJ. City Friend State NE Zip Code Phone Number	RASKA To be filed with the Register of Deeds • If additional space is needed, add an The deed will not be recorded unless this strength of the recorded unle
ter of Deed's Use Only Seconding Data Por Dept. Use Only	statement and that it is, to the best of my knowledge and belief, true, complete, and 402-446-452 Phone Number 0 wref Title	No (If Yes, enter dollar amount and attach itemized list.) 22	~ SE14 36-2-12	d Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 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 No No No No No No No No N	Irrevocable Trust Revocable Revocabl	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt Land Contract/Memo Partition Sheriff Lease Personal Rep. Trust/Trustee Mineral Warranty	Email Address Email Address Thing Check C if property is also a mobile home.	ame (Buyer) CASH & THULE HADCICHS THE Mailing Address W. HONH EXPLOSES RD State N E 70 800 Let be grantee a 501(c)(3) organization 2 1 years Description 2 1 years State N E 70 800 The Mailing Address RD 200 The Mailing Address RD	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. deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Number Select County & County Number Select County & County Number Mo. 4 Date of Sale/Transfer Mo. 4 Date of Deed Mo. 12 Day Mo. 13 Date of Sale/Transfer Select County & County Number Mo. 13 Date of Sale/Transfer Mo. 13 Date of Sale/Transfer Mo. 14 Date of Deed Mo. 12 Day Or. 23 Or. 24 Or. 24 Or. 25 Or. 26 Or. 27 Or.

QUITCLAIM DEED

WITNESS my hand and official seal. Shate of Nichrasha ss. County of Webster Entered on the numerical index and find for record in the Clerk's office of said county this 13 day Clerk's office of said county this 13 day of 10 me Ab. 20 all at 13 as of 10 me Ab. 20 all at 13 as of 10 me Ab. 20 all at 13 as of 10 me Assessor — Cerded — Date Date Ind — Comp — Assessor — Cerded — S Eva	before me, Todd A. Johnson, Appeared Constrained L. Pieper proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	Dated this 14 day of Canuant Grantor's Signature	Legal: A Tract S of Hwy in in SE1/4SE1/4; Property 36-2-12; Description 36-2-12 Parcel ID: 0002316500. Tax District 45 2F2S-91-0002 Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the	Trish L. Hinrichs and Tyler A. Hinrichs the original 1/3 of the land, if any, in that certain real pr known as Narrows, located in the City of Inavale, County of Webster, State of Nebraska, descriument 1/3 of the portion of owners currently named as Trish L. Hinrichs & Tyler A. Hinrichs; County of the Bean, Marla Teegerstrom, William Bean & Dixie Schriner.	That for and in the consideration of the sum of Contact internation of Contact internatio	This quitclaim deed made on December 30, 2023, between $(310 \text{ Sth } 51)$ Friend, ME
NEBRASKA DOCUMENTARY STAMP TAX Date 6-13-34 \$ Exempt#SbBy ab	on Jamue	2024. Constance Print Name	4; Property 36-2-12; Description 36-2-12 2F2S - 91- 0002 s, and appurtenances thereunto belonging	e original 1/3 of the land, if any, in that certain real prinavale, County of Webster, State of Nebraska, descritly named as Trish L. Hinrichs & Tyler A. Hinrichs; William Bean & Dixie Schriner:	of one dollar (\$1.00), the receipt of which is hereby acknowledges hereby release, remise and forever quitclaim back unto	023, between On Along (Grantor Name) NE 6935
(Seal) GENERAL NOTARY - State of Nebraska TODD A. JOHNSON My Comm. Exp. February 5, 2026	on Jamus 19, 2024 [MSDN], Pieper evidence) to be the person(s) whose name(s) is/are subscribed to the within he/she/they executed the same in his/her/their authorized capacity(ies), and instrument the person(s), or the entity upon behalf of which the person(s)	liener	36-2-12 elonging, and the reversions,	of Nebraska, described as follows: Tyler A. Hinrichs; Connie Piper;	the consideration of the sum of one dollar (\$1.00), the receipt of which is hereby acknowledged, which is hereby acknowledged.	(City, State, Zip code)

Residential & Commercial Sales Worksheet

(Continue on back)		
		000150000
Comments:		Comments from
		TRUSTEE'S DEED
of the state of th	ljustment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent		(305) □ Two Story Duplex
(50)	(60) □ Excellent	(304) ☐ One Story Duplex
(40)	(50) Uery Good	(309) □ 21/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Worn	(30) E Average	(307) □ 1 1/2 Story
	(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	(301) □ One Story
(6) 🗆 Pole Frame	Residential Quality: 30	Townhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
		(111) □ Bi-Level
	(50) □ Very Good	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) ₩ Good	(103) Split Level
- T	(30) 🗷 Average	(102) □ Two Story
Commercial Construction Class:	(20) □ Badly Worn	(101) ★ One Story
	(10) Wom Out	
Commercial Occupancy Code:	Residential Condition: 35	
Cost:	Cost: 242,305	
Floor Sq. Ft.:	Floor Sq. Ft.: 1,770	
Construction Date:	Construction Date : 1966	_
ts. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
1 B) 01 C) 1 D) 1 E) 6 F) 2	(RC) A)	Assessor Location: RED CLOUD (R
itus Property Type Zoning Location City Size Parcel Size	153,665 Status	1,640 152,025
Date of Sale Property Classification Code	Total	Land Improvements
71 00 0 10045 004 0000	Value 4371	Date of Sale Assessed Value
de Twn Rug Sect Ort Subdiv Area Blk Parcel	1 GeoCite	000150000 92
Parcel Number	Useability & Code#	Location ID Sale Number
e: 91-0002 Affiliated: Unified:	6/13/2024 Base:	91 2024 1078
School District Code	Sale Date Sale Date	Cnty No. Book Page

Phone Number Email Address City 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No sign 18a No address assigned 18 Address of Property 441 N Cherry St 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Street or Other Mailing Address here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Grantor's Name (Seller) Jeffrey J. Cahill & Michelle E. Pryor, Co-Tr Cahill Family Tr 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service NEBRASKA 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Nebraska Red Cloud, NE \$118,500 County Name Lots One (1), Two (2) and Three (3), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Date Deed Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer (A) Status DEPARTMENT OF REVENUE Unimproved 500 Cemetery Improved Bill of Sale Day 13 Yr. Recordec 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. Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Mackenzie J. Cole ₹ No No Seller No Death Certificate - Transfer on Death 68970 Corrective Conservator NKIN The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Commercial Multi-Family Single Family Ex-spouse Aunt or Uncle to Niece or Nephew WEBSTER - 91 2 **Brothers and Sisters** 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. 18b Vacant land U 10 Type of Transfer County Number Auction Value of Stamp or Exempt Number Court Decree State Real Estate Transfer Statement S Register of Deed's Use Only Recreational Agricultural Exchange Distribution Executor Easement Easement Zip Code Distribution Parents and Child Family Corp., Partnership, or LLC 4 Grandparents and Grandchild Gift Grantor Trust Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Title 19 Name and Grantee Phone Number Red Cloud Email Address n/a 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer Street or Other Mailing Address 441 N Cherry St Grantee's Name (Buyer) Mackenzie J. Cole 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent 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 Irrevocable Trust Partition Life Estate TROPY Day 13 Yr. S No Quit Claim J Partition Personal Rep. Step-parent and Step-child Self Spouse Grantee Revocable Trust Sale S Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract 2024 200 ✓ Trust/Trustee Warranty 4 Date of Deed Sheriff Mo. Exempt State Assessed 22 Other Day Other (Explain) Trustee to Beneficiary Transfer on Death Other Date Phone Number 14 For Dept. Use Only 9 118,500,00 118,500,00 521 FORM 3/2024 Mobile Home ZIP Code 68970 Yes Yes 0 2024

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

State of Nebraska \ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 13 day of \(\sum_{\text{LPQ}}\) A.D., 20 \(\frac{24}{24}\) at \(\frac{11 \leq 5}{2024}\) o'clock \(\frac{A}{20}\). A.R. Recorded in Book \(\frac{2024}{2024}\) on Page \(\frac{1078}{2024}\). Havio County Clerk

on Page 1078

On Page 1078

On County Clerk

On Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Pate 6-13-340
36-1-15 By 05

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

TRUSTEE'S DEED

following described real estate, (as defined in Neb. Rev. Stat. 76-201): consideration received from GRANTEE, Mackenzie J. Cole, conveys to GRANTEE, the October 16, 2003, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable Jeffey J. Cahill and Michelle E. Pryor, Successor Co-Trustees of The Cahill Family Trust, dated

Lots One (1), Two (2) and Three (3), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed

JUNG

ر 2024

ahill, Successor Co-Trustee Michelle E. Pryor, Successor Co-Trustee mulelle E. Pujor 6

STATE OF NEBRASKA

COUNTY OF WEBSTEN

il S

BRIDGET DAEHLING

My Comm. Eqp. May 19, 2028

The foregoing instrument was acknowledged before me on <u>JUAP</u> 20, 20, by Jeffrey J. Cahill and Michelle E. Pryor, Successor Co-Trustees of The Cahill Family Trust, dated October 16, 2003.

Budaik Dooning Notary Public

My Commission Expires: May 19, 2028