

Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
91	2024	1287	7/15/2024	Base: 91-0002				Affiliated:		Unified:	
Location ID	Sale Number	Usability & Code #	Parcel Number								
000166400	110	NA									
Date of Sale Assessed Value			Date of Sale Property Classification Code								
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Area	Bldg	Parcel	
2, 305	146, 845	149, 150	A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
Assessor Location: RED CLOUD (RC)											
			Residential				Commercial				
Multiple Improvements:			Multiple Improvements :				Multiple Improvements :				
Construction Date:			Construction Date : 1990				Construction Date :				
Floor:			Floor Sq. Ft. : 1,288				Floor Sq. Ft. :				
Building Cost New:			Cost : 227,315				Cost :				
Single Family Style: 101			Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:									
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:			Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:									
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Condition:									
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(10) <input type="checkbox"/> Worn Out									
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Badly Worn									
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average									
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High									
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good									
			(60) <input type="checkbox"/> Excellent								
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
JTWD											
Comments from			Comments:								
000166400											

(Continue on back)

410530

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

110

FORM
521

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

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 7 Day 15 Yr. 2024	Mo. 7 Day 15 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Garrett Wickham		Grantee's Name (Buyer) Jonathan Schriner and Erin Tharnish	
Street or Other Mailing Address 442 S 6th St		Street or Other Mailing Address 125 N Franklin Street	
City Ph. 1185burg	State KS	City Red Cloud	State NE
Zip Code 67061		City Red Cloud	State NE
Phone Number (785) 302-1325		Phone Number (492) 747-4149	Is the grantee a 501(c)(3) organization? Yes No
		Is the grantee a 509(a) foundation? Yes No	
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller?	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
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11 Was ownership transferred in full? (If No, explain the division.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--	---	--

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

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

14 What is the current market value of the real property?	\$320,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	\$	%
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16 Does this conveyance divide a current parcel of land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	<input checked="" type="checkbox"/> Yes Southern Title, LLC	<input type="checkbox"/> No
--	--	---	---	-----------------------------

18 Address of Property	125 N Franklin St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent	Grantees
------------------------	--	--	----------

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

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

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Platt's First Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22	\$	320,000.00
23 Was non-real property included in the purchase?	23	\$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	320,000.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	320,000.00
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25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
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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.

Jonathan Schriner

sign here	Print or Type Name of Grantee or Authorized Representative	Grantee	(402) 746-4149
	Signature of Grantee or Authorized Representative	Title	Phone Number 7/15/2024

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Date	For Dept. Use Only
Mo. 7 Day 15 Yr. 24	\$ 720.00	Bk 2024 Pg 1287	

Book 2024

County Clerk

VO Deputy

Carded _____

\$ 720.00 By KO

Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

defined in Neb. Rev. Stat. 76-201):

Cloud, Webster County, Nebraska

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

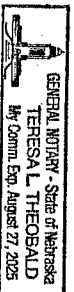
- persons.

July 15, 2024.

Garrett Wickham

COUNTY OF WEBSTER

Wickham, a single person.



Notary Public

My commission expires:

8-27-2025

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1308	4/5/2024	Base: 91-0074					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #	Parcel Number										
000307200	111	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value			4133										
Land	Improvements	Total	Date of Sale Property Classification Code										
6,300	114,095	120,395	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: BLUE HILL (BH)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
			Residential					Commercial					
Multiple Improvements:			Multiple Improvements :					Multiple Improvements :					
Construction Date:			Construction Date :					Construction Date :					
Floor:			Floor Sq. Ft. :					Floor Sq. Ft. :					
Building Cost New:			Cost :					Cost :					
Single Family Style:			Residential Condition:					Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:											
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:											
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame											
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame											
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls											
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls											
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls											
Townhouse or Duplex Style:			Residential Quality:					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:											
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low											
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average											
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average											
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High											
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good											
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent											

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

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER BETWEEN PARENT & CHILD

Comments from

000307200 000307300

Comments:

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

Good Life, Great Service.
DEPARTMENT OF REVENUE• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.FORM
521

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 04 Day 05 Yr. 2024	Mo. 04 Day 05 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) Jerry J. Yost and Vicki K. Yost	Grantee's Name (Buyer) Jeremy Yost		
Street or Other Mailing Address 2780 Smokey Hill Road	Street or Other Mailing Address PO Box 416		
City Hastings	State NE	Zip Code 68901	City Blue Hill
Phone Number NA	State NE	Zip Code 68930	City Blue Hill
Email Address NA	Phone Number NA	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Essement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Inevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

14 What is the current market value of the real property? \$95,450	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

18 Address of Property 606 West Lancaster St. Blue Hill, NE 68930	610 West Lancaster St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee.
---	---	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.)
Lot Ten (10) and the West Half (W 1/2) of Lot Eleven (11), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska; and The East Half (E 1/2) of Lot Eleven (11) and all of Lot Twelve (12), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska.

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

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

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

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

Pierce D. Flala

Print or Type Name of Grantee or Authorized Representative

sign

Signature of Grantee or Authorized Representative

here

Attorney at Law

(402) 834-3300

Phone Number

7/15/24

Date

Register of Deeds Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept Use Only
Mo. 7 Day 15 Yr. 24	\$ Exempt \$50	BK 2024 Pg 1308	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 07/15/24

\$ Ex05a By AS

Bk 2024, Pg 1308

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 15 day
of July A.D., 2024, at 02:10
o'clock P.M. Recorded in Book 2024
on Page 1308

Matthew Davis

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

QUITCLAIM DEED

Jerry J. Yost and Vicki K. Yost, husband and wife, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Jeremy Yost, a single person, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

Lot Ten (10) and the West Half (W ½) of Lot Eleven (11), Block Sixteen (16),
Original Town of Blue Hill, Webster County, Nebraska; and

The East Half (E ½) of Lot Eleven (11) and all of Lot Twelve (12), Block Sixteen (16),
Original Town of Blue Hill, Webster County, Nebraska.

EXECUTED: April 5, 2024.

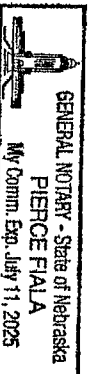
Jerry J. Yost
Jerry J. Yost, *Grantor*

State of Nebraska

)
) ss.
)
County of Adams

Vicki K. Yost
Vicki K. Yost, *Grantor*

The foregoing instrument was acknowledged before me on the 5th day of April
2024, by Jerry J. Yost and Vicki K. Yost, husband and wife, *Grantor*.



Signature, Notary Public

Pierce Fiala

Printed Name, Notary Public

Sales Worksheet

Cntry No.		Book	Page	Sale Date		School District Code							
91		2024	1309	7/17/2024		Base: 91-0002		Affiliated:		Unified:			
Location ID	Sale Number	Usability & Code #		Parcel Number									
000168100	112	1		GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Bk	Parcel	
Date of Sale Assessed Value				4371			00	0	10110		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,640		1,640		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential		Commercial							
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style:				Residential Condition:									
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out	Primary:			Other1:		Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:				Residential Quality:									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low	Cost Rank:							Condition:	
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low							(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average							(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average							(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High							(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent	

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

Assessor Comments and Reason for Adjustment:

WTD

Comments from
000168100

Comments:

000168100

(Continue on back)

12020

NEBRASKA

Real Estate Transfer Statement

112

FORM
521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 07 Day 17 Yr. 2024	4 Date of Deed Mo. 07 Day 17 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lynnette Lygrisse Street or Other Mailing Address 8162 Umatilla St City Denver State CO Zip Code 80221 Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No	

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

8 Type of Deed	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty
11 Was ownership transferred in full? (If No, explain the division.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

14 What is the current market value of the real property?	\$1,640	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
---	---------	--	---

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

18 Address of Property 1046 N Chestnut St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	---

18a ☐ No address assigned 18b ☐ Vacant land

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

See Attached

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

22 Total purchase price, including any liabilities assumed.	22 \$ 2,000.00
23 Was non-real property included in the purchase?	23 \$
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$ 2,000.00

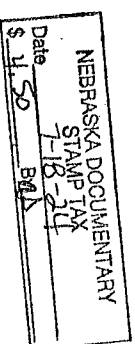
24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

sign here	Print or Type Name of Grantee or Authorized Representative Kory McCracken	Attorney	(402) 746-3613
	Signature of Grantee or Authorized Representative	Title	Phone Number 07/17/2024

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Date	For Dept Use Only
Mo. 1 Day 18 Yr. 24	\$ 4.50	BK 2024 16 1309	

Lots Twenty-eight (28), Twenty-nine (29) and Thirty (30), Shucks Subdivision of Annex Lot One (1) to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of July, A.D., 2024, at 12:40
o'clock P.M., Recorded in Book 2024
on Page 1309-1310Shirley Tharing County Clerk
16.20 DeputyInd. Comp. Assessor Carded **WARRANTY DEED**

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Lynnette Lygrisse, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-eight (28), Twenty-nine (29) and Thirty (30), Shucks Subdivision of Annex Lot One (1) to the City of Red Cloud, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed July 17, 2024.

THE CITY OF RED CLOUD,
BOARD OF PUBLIC TRUST

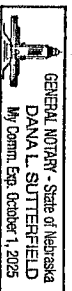
Kory McCracken, Chairman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 17, 2024, by Kory McCracken, Chairman, and Bruce Sundling, Trustee, on behalf of The City of Red Cloud, Board of Public Trust.

Comm. expires October 1, 2025

Notary Public



RESOLUTION NO. 884

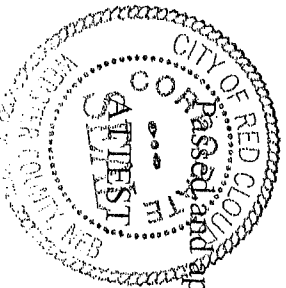
BE IT RESOLVED by the Mayor and Council of the City of Red Cloud, Nebraska:

1. That pursuant to Red Cloud Code § 8-105(9) and Neb. Rev. Stat. § 17-503.01 The City of Red Cloud, Board of Public Trust will sell the following described real property:

Lots Twenty-eight (28), Twenty-nine (29) and Thirty (30), Shucks
Subdivision of Annex Lot One (1) to the City of Red Cloud, Webster
County, Nebraska, a/k/a 1046 N Chestnut St.

2. That the fair market value of the real property described above is less than five thousand dollars (\$5,000.00).
3. That after passage of this resolution directing the sale of the property, notice of such sale shall be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property.

4. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed to execute all instruments that may be required to convey all right, title and interest of The City of Red Cloud, Board of Public Trust in said real property to the buyer and Grantee.



Passed and approved on July 2, 2024.

THE CITY OF RED CLOUD, NEBRASKA

Maddy Schmitz
City Clerk

Yodd Burre
Mayor

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date		School District Code									
91	2024	1315	7/16/2024		Base: 65-0011			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #			Parcel Number									
00111500	113	4	05		GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value					4375	2	9	25	0	00000	1	000	1515	
Land	Improvements	Total		Date of Sale Property Classification Code										
589,030	12,655	601,685		Status	Property Type	Zoning	Location	City Size	Parcel Size					
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1			GRASSLAND		1G1	94.530			146,520				
	1A					1G	3.770			5,845				
	2A1					2G1	38.050			55,175				
	2A					2G								
	3A1					3G1								
	3A					3G								
	4A1					4G1								
	4A					4G	52.960			68,850				
DRYLAND	1D1	0.910		2,505		Shelterbelt/Timber								
	ID	38.590		106,125		Accretion								
	2D1	17.080		46,975		Waste		16.710		8,355				
	2D	21.020		57,805		Other								
	3D1					AG LAND TOTAL		311.630		575,190				
	3D					Roads		8.000						
	4D1	0.250		690		Farm Sites		1.000		13,840				
	4D	27.760		76,345		Home Sites								
						Recreation								
	Dwellings			4,215		Other								
	Outbuildings			8,440		Non-AG TOTAL		9.000		13,840				

(Continue on back)

6/15/15

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

113

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. <u>7</u> Day <u>16</u> Yr. <u>2004</u>	Mo. <u>7</u> Day <u>16</u> Yr. <u>2004</u>

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Judy K. Temaat and Phillip J. Temaat Street or Other Mailing Address 9337 Alden Street	Grantee's Name (Buyer) 321 Farms, LLC, a Nebraska limited liability company Street or Other Mailing Address 9337 Alden Street

City Lenexa	State KS	Zip Code 66215	City Lenexa	State KS	Zip Code 66215
Phone Number (913) 488-5094	Phone Number (913) 602-1205	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No	Yes No	Yes No

Email Address
jtemaat21@gmail.com

Email Address
ptemaa110@gmail.com

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

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

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	<input type="checkbox"/> Yes

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.)
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
2475 Road J, Guide Rock, NE 68942	Phillip J. Temaat and Judy K. Temaat 9337 Alden St, Lenexa, KS 66215

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.)	
The East Half (E1/2) of Section Twenty-five (25), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.	

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

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00
---	----	----	------

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

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.

Staci Holcom, Creative Planning Legal, P.A.

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Paralegal

Date

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept Use Only
Mo. <u>7</u> Day <u>19</u> Yr. <u>24</u>	\$ Exempt # <u>56</u>	BK2024 Pg 1315	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY

STAMP TAX

Date: 07/19/24

\$ Ex05b By AS

BK 2024, Pg 1315

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 19 day
of July A.D., 2024, at 08:34
o'clock AM. Recorded in Book 2024
on Pages 1315-1316

Anthony Davis

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Prepared By/Return To:

Creative Planning Legal, P.A., 5454 W. 110th Street, Overland Park, KS 66211 - 913-327-9455

WARRANTY DEED

THIS DEED, Made and entered into this 16th day of July, 2024, by and between **Judy K. Temaat**, joined by her spouse, **Phillip J. Temaat**, Grantor, of Johnson County, State of Kansas, and **321 Farms, LLC**, a Nebraska limited liability company, Grantee, of Johnson County, State of Kansas.

Grantee's mailing address: 9337 Alden Street, Lenexa, KS 66215

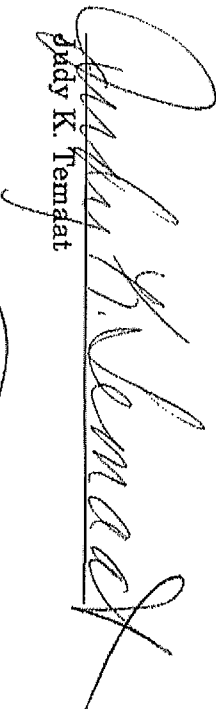
WITNESSETH, That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the Grantees, the following described real estate, situated in the County of Webster, State of Nebraska, to-wit:

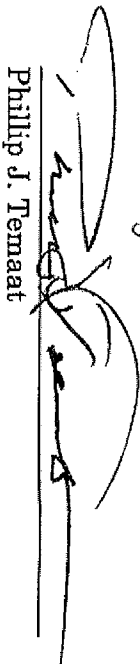
The East Half (E½) of Section Twenty-five (25), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

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

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

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand the day and year first above written.


Judy K. Temaats

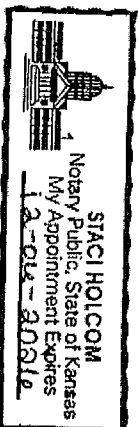

Phillip J. Temaats


STATE OF KANSAS)
COUNTY OF JOHNSON) SS:
)

On this 16th day of July, 2024, before me personally appeared Judy K. Temaats and Phillip J. Temaats, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as said persons' free act and deed.

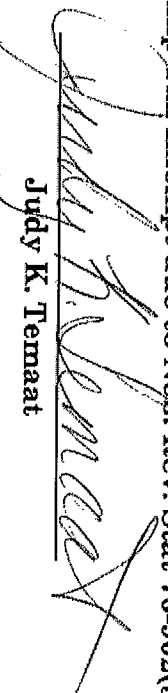
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of Overland Park, State of Kansas, the day and year first above written.

[Seal]




Staci Holcom, Notary Public
My commission expires: 12-06-2026

Exemption #5(b)
Documentary Stamp Tax Exempt due to Neb. Rev. Stat 76-902(5)(b) (2014)


Judy K. Temaats


Phillip J. Temaats

Sales Worksheet

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

114

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 7 Day 19 Yr. 2024	4 Date of Deed Mo. 7 Day 19 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ryan P Kort PR of Est of Phyllis Kort Street or Other Mailing Address 1006 W York Street City Blue Hill State NE Zip Code 68930 Phone Number 308-325-1899 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin Zywiec Street or Other Mailing Address 530 N Locust St City Red Cloud State NE Zip Code 68970 Phone Number 402-984-2933 Email Address n/a	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brother and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	14 What is the current market value of the real property? 85000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No	18 Address of Property 530 N Locust Red Cloud, NE 68970
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	

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

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Three (3), Richardson's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof

22 Total purchase price, including any liabilities assumed, plat thereof 22 \$ 85,000.00

23 Was non-real property included in the purchase?

☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 85,000.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

☐ Yes ☒ No

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ 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 correct, and that I am duly authorized to sign this statement.

Justin Zywiec

Print or Type Name of Grantee or Authorized Representative

Grantee

Title

sign here

Signature of Grantee or Authorized Representative

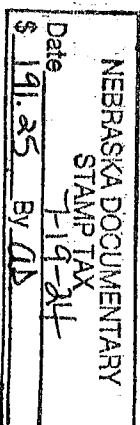
Register of Deed's Use Only

28 Date Deed Recorded Mo. 7 Day 19 Yr. 24	29 Value of Stamp or Exempt Number \$ 191.25	30 Recording Data BK2024, Pg 1317	For Dept Use Only
--	---	--------------------------------------	-------------------

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 19 day
of July A.D., 2024, at 10:20
o'clock AM. Recorded in Book 2024
on Page 1317

Anthony Davis County Clerk
ID: 80 Deputy
Ind Comp Assessor Carded



AFTER RECORDING RETURN TO: David H. Fisher, Fraser Stryker PC L.L.O., P.O. Box 1044, Hastings, NE 68902

PERSONAL REPRESENTATIVE DEED

RYAN P. KORT, Personal Representative of the Estate of Phyllis A. Kort, GRANTOR, in consideration of one dollar (\$1.00) and other valuable consideration received from GRANTEE, JUSTIN J. ZYWIEC, conveys to GRANTEE, the following described real estate (as defined in NEB. REV. STAT. §76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Three (3), Richardson's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

Subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

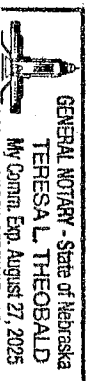
1. is lawfully seised of such real estate and that it is free from encumbrances;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against any acts of the GRANTOR.

EXECUTED: July 19, 2024.

Ryan P. Kort
Ryan P. Kort, Personal Representative
of the Estate of Phyllis A. Kort

STATE OF NEBRASKA)
) ss:
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on July 19, 2024, by
Ryan P. Kort, Personal Representative of the Estate of Phyllis A. Kort.



Theresa L. Theobald
Notary Public

3249014v1

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date		School District Code									
91	2024	1329	7/19/2024		Base: 91-0002		Affiliated:				Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number										
002200602	115	4	04	Geocde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value				0000	1	12	3	0	00000		000	0000		
Land	Improvements	Total		Date of Sale Property Classification Code										
6,495		6,495		Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type: NO IRRIGATION			A) 2	B) 01	C) 1	D) 3	E) 0	F) 5					
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:								
IRRIGATED	1A1			GRASSLAND	1G1	0.360			560					
	1A				1G	0.110			170					
	2A1				2G1									
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1	0.920			1,195					
	4A				4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D			Accretion										
	2D1	0.420		Waste										
	2D			Other										
	3D1	0.030	85	AG LAND TOTAL									3.050	6,495
	3D			Roads										
	4D1			Farm Sites										
	4D	1.210	3,330	Home Sites										
				Recreation										
				Other										
Dwellings														
Outbuildings				Non-AG TOTAL										

Total Recapture Value:

1000

Comments:

(Continue on back)

Real Estate Transfer Statement

115

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 07 Day 19 Yr. 2024	4 Date of Deed Mo. 07 Day 9 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodger E. and Jody G. Hersh Street or Other Mailing Address 679 River Road City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2955		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon D. Hersh and Marci D. Hersh Street or Other Mailing Address 471 River Road City Inavale State NE Zip Code 68952 Phone Number (402) 767-0411 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Email Address mjhersh@gpcom.net		Email Address marciherh0411@gmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)	
(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Other			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same user? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Single Family	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Self Spouse Step-parent and Step-child Other _____			
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % _____	
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 597 Road 500 Inavale, NE 68952		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.) see attached			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed		22 \$ 2,660.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 2,660.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Date

402-746-2955
7-19-24

Register of Deed's Use Only

26 Date Deed Recorded Mo. 7 Day 19 Yr. 24	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data BK202419 1329	For Dept. Use Only
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A tract of land located in the Southeast Quarter of Section 3, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 3, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska; Thence N89°37'53"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 975.30 feet; Thence N00°22'07"E, perpendicular to said South line, a distance of 60.27 feet to the point of beginning; Thence N68°56'21"E, a distance of 375.00 feet; Thence N29°20'11"W, a distance of 352.21 feet; Thence S66°34'52"W, a distance of 400.00 feet; Thence S33°50'45"E, a distance of 340.53 feet to the point of beginning, containing 3.04 acres, more or less;

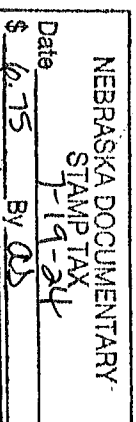
A permanent easement for ingress and egress, over and across a tract of land located in the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 3, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska; Thence N89°37'53"W (assumed bearing), on the South line of said Section 3, a distance of 33.00 feet to the West County Right-Of-Way easement line of County Road 500, this being the point of beginning; Thence continuing N89°37'53"W, on said South line, a distance of 689.48 feet; Thence N21°03'39"W, a distance of 148.47 feet; Thence S68°56'21"W, a distance of 40.00 feet; Thence S21°03'39"E, a distance of 175.74 feet to a point 40.00 feet South of the North line of the Northeast Quarter of Section 10; Thence S89°37'53"E, parallel with and 40.00 feet South of said North line, a distance of 717.00 feet to the West line of said County Right-Of-Way easement; Thence N00°01'09"E on said West line, a distance of 40.00 feet to the point of beginning, containing 0.79 acres, more or less;

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 1329

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of July A.D., 2024, at 2:51
o'clock P.M. Recorded in Book 2024
on Page 1329-1330
Cheryl Davis County Clerk
11.00 8 AS Deputy
Ind Comp Assessor Carded



JOINT TENACY WARRANTY DEED

Rodger E. Hersh and Jody G. Hersh, husband and wife, GRANTOR, in consideration of TWO THOUSAND SIX HUNDRED SIXTY AND 0/100 DOLLARS (\$2,660.00) receipt of which is hereby acknowledged, convey to Brandon D. Hersh and Marci D. Hersh, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter of Section 3, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 3, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska; Thence N89°37'53"W (assumed bearing) on the South line of said Southeast Quarter, a distance of 975.30 feet; Thence N00°22'07"E, perpendicular to said South line, a distance of 60.27 feet to the point of beginning; Thence N68°56'21"E, a distance of 375.00 feet; Thence N29°20'11"W, a distance of 352.21 feet; Thence S66°34'52"W, a distance of 400.00 feet; Thence S33°50'45"E, a distance of 340.53 feet to the point of beginning, containing 3.04 acres, more or less; TOGETHER WITH,

A permanent easement for ingress and egress, over and across a tract of land located in the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 3, Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska; Thence N89°37'53"W (assumed bearing), on the South line of said Section 3, a distance of 33.00 feet to the West County Right-Of-Way easement line of County Road 500, this being the point of beginning; Thence continuing N89°37'53"W, on said South line, a distance of 689.48 feet; Thence N21°03'39"W, a distance of 148.47 feet; Thence S68°56'21"W, a distance of 40.00 feet; Thence S21°03'39"E,

a distance of 175.74 feet to a point 40.00 feet South of the North line of the Northeast Quarter of Section 10; Thence S89°37'53"E, parallel with and 40.00 feet South of said North line, a distance of 717.00 feet to the West line of said County Right-Of-Way easement; Thence N00°01'09"E on said West line, a distance of 40.00 feet to the point of beginning, containing 0.79 acres, more or less;

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

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

Executed July 9, 2024

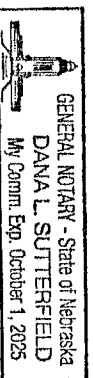
Rodger E. Hersh
Rodger E. Hersh

Jody G. Hersh
Jody G. Hersh

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 9, 2024, by Rodger E. Hersh and Jody G. Hersh, husband and wife.

Comm. Expires 10-1-2025



Dana L. Sutterfield
Notary Public

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2024	1331	1/1/2024	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
002107900	116	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdtr	Area	Blk	Parcel	
				4131	4	11	7	0	00000	1	000	7015	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
50, 340	283, 125	333, 465		A) 1	B) 05	C) 5	D) 3	E) 0	F) 7				
Irrigation Type:													
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	1.970	3,050							
1A				1G	0.720	1,115							
2A1				2G1	5.060	7,335							
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelv/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL	7.750	11,500							
3D				Roads									
4D1				Farm Sites	1.000	13,840							
4D				Home Sites	1.000	25,000							
				Recreation									
Dwellings		226,490		Other									
Outbuildings		56,635		Non-AG TOTAL	2.000	38,840							

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; SALE BETWEEN PARENTS & CHILD

Comments from
002107900

Comments:

(Continue on back)

CS 10/21

116

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

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

1 County Name

2 County Number

WEBSTER - 91

3 Date of Sale/Transfer

Mo. 1 Day 1 Yr. 2024

4 Date of Deed

Mo. 9 Day 18 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller)

Keylyn W. Karr and Mary L. Karr

Street or Other Mailing Address

P O Box 187

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)

Trevor W. Karr and Jennifer C. Karr

Street or Other Mailing Address

770 West Avenue

City

Bladen

State

NE

Zip Code

68928

Phone Number

n/a

City

Bladen

State

NE

Zip Code

68928

Email Address

n/a

Is the grantee a 501(c)(3) organization?

Yes

No

Is the grantee a 509(e) foundation?

Yes

No

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

(A) Status

☒ Improved

☐ Unimproved

☐ IOL

(B) Property Type

☒ Single Family

☐ Multi-Family

☐ Commercial

(C)

8 Type of Deed

☐ Bill of Sale

☐ Conveyance

☐ Cemetery

☐ Death Certificate - Transfer on Death

☐ Distribution

☐ Easement

☐ Executor

☐ Land Contract/Memo

☐ Lease

☐ Mineral

☐ Partition

☐ Personal Rep.

☐ Quit Claim

☐ Sheriff

☐ State Assessed

☐ Trust/Trustee

☐ Warranty

☐ Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

☐ Buyer

☐ Seller

☒ No

10 Type of Transfer

☐ Auction

☐ Distribution

☐ Easement

☐ Gift

☐ Exchange

☐ Grantor Trust

☐ Partition

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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

☒ Yes

☐ No

☐ Aunt or Uncle to Niece or Nephew

☐ Brothers and Sisters

☐ Grandparents and Grandchild

☐ Parents and Child

☐ Step-parent and Step-child

☐ Self

☐ Family Corp., Partnership, or LLC

☐ Other

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

\$328,547

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

2347 Road 150

Bladen, NE 68928

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

Grantee

20 Legal Description (Attach additional pages, if needed)

A tract of land in the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: commencing at the Northeast corner of said Southwest Quarter (SW1/4), thence running South 20 rods; thence West 80 rods; thence North 20 rods; and thence East 80 rods to the place of beginning.

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

10+-

22 Total purchase price, including any liabilities assumed

23 Was non-real property included in the purchase?

☐ Yes

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

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

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

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

Trevor W. Karr

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Grantee

442-752-4426

Phone Number

5/12/2024

Date

7/18/24

For Dept Use Only

Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

Mo. 7 Day 23 Yr. 24

\$ 740.25

28 Recording Data

BR2024 Pg 1331

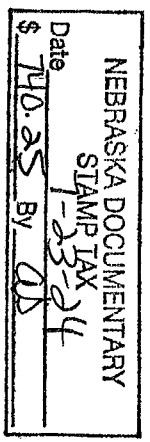
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of July A.D., 2024, at 11:00
o'clock A.M. Recorded in Book 2024
on Page 1331

Cheryl Huing County Clerk
10:00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Kevin W. Karr and Mary L. Karr, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Trevor W. Karr and Jennifer C. Karr, husband and wife, as joint tenants, an undivided one-half interest; and Jerrad J. Karr and Angela M. Karr, husband and wife, as joint tenants, an undivided one-half interest; convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: commencing at the Northeast corner of said Southwest Quarter (SW $\frac{1}{4}$), thence running South 20 rods; thence West 80 rods, thence North 20 rods; and thence East 80 rods to the place of beginning.

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

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

Executed July 18, 2024.

Kevin W. Karr

Mary L. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on July 18, 2024 by
Kevin W. Karr and Mary L. Karr, husband and wife.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1348	7/24/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000119300	117	4	05	GeoCode	Twm	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10010		002	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
2,390	46,575	48,965		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1				
				Residential		Commercial							
Multiple Improvements:				Multiple Improvements :		2							
Construction Date:				Construction Date :		1900							
Floor:				Floor Sq. Ft. :		4,000							
Building Cost New:				Cost :		266,480							
Single Family Style:				Residential Condition:		Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: 528		Other1:		Other2:			
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class: 3							
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input checked="" type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality:		(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank: 2.0		Condition: 3.0					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN EX-SPOUSE

Comments from
000119300

Comments:

(Continue on back)

35080

NEBRASKA

Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 24 Yr. 2024	4 Date of Deed Mo. 07 Day 24 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CRAIG C. and Kathryn E. LOCKHART Street or Other Mailing Address 426 N Elm Street		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CRAIG C. LOCKHART Street or Other Mailing Address 426 N Elm Street	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
Phone Number 402.746.2413		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address NA		Email Address	

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Easement <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	12 Was real estate purchased for same use? (If No, state the intended use) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	

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

14 What is the current market value of the real property?
43,000.00

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

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

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

18 Address of Property
426 N Elm Street

19 Name and Address of Person to Whom the Tax Statement Should be Sent
(Same as Grantee)

18a ☐ No address assigned 18b ☐ Vacant land

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

See legal description attached.

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

22 Total purchase price, including any liabilities assumed. **01.00**

23 Was non-real property included in the purchase?
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **01.00**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a **24 \$**

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
☐ Yes ☒ No

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ 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 correct, and that I am duly authorized to sign this statement.
David B. Garwood

Part or Type Name of Grantee or Authorized Representative
Attorney

Signature of Grantee or Authorized Representative _____ Title _____

Phone Number **402.746.3613**
7/24/24

Date _____

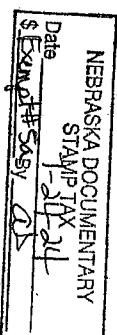
Register of Deeds Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 7 Day 24 Yr. 24	29 Value of Stamp or Exempt Number Exempt \$ 5a	30 Recording Date BK202419 1348	

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Lots One (1), Two (2), Three (3), Four (4), Five (5) Six (6), and the South Half ($S\frac{1}{2}$) of Lot Seven (7), Block Two (2), Williams Addition to Red Cloud, Webster County, Nebraska, **EXCEPT** the South 34 feet, more or less, of said Lots One (1), Two (2) and Three (3), described as extending from the south line of said Lots to a line eight (8) feet south of and parallel to the south side of the garage building located on the north part of said Lots.

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 July A.D., 2024 at 10:07
 o'clock a M. Recorded in Book 2024
 on Page 1348
Obdora Tving County Clerk
AD Deputy
 Ind DO Comp AD Assessor Carded



WARRANTY DEED

Craig C. Lockhart and Kathryn E. Lockhart, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Craig C. Lockhart, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5) Six (6), and the South Half (S½) of Lot Seven (7), Block Two (2), Williams Addition to Red Cloud, Webster County, Nebraska, EXCEPT the South 34 feet, more or less, of said Lots One (1), Two (2) and Three (3), described as extending from the south line of said Lots to a line eight (8) feet south of and parallel to the south side of the garage building located on the north part of said Lots.

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

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

Executed July 24, 2024.

Craig C. Lockhart
 Craig C. Lockhart

Kathryn E. Lockhart
 Kathryn E. Lockhart

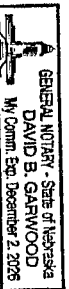
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 24, 2024, by Craig C. Lockhart and Kathryn E. Lockhart, husband and wife.

Comm. expires 12-2-26

Notary Public

David B. Garwood



Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2024	1349	7/3/2024	Base: 91-0074 Affiliated: Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number									
001316202	118	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4135	4	9	34	0	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
149,770		149,770		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type: NO IRRIGATION			A) 2	B) 05	C) 5	D) 3	E) 0	F) 7				
ICG ACRES: VALUE:				ICG ACRES: VALUE:									
IRRIGATED 1A1				GRASSLAND 1G1				83.530		129,470			
1A				1G									
2A1				2G1				14.000		20,300			
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D				Acretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL				97.530		149,770			
3D				Roads				2.430					
4D1				Farm Sites									
4D				Home Sites									
				Recreation									
				Other									
Dwellings				Non-AG TOTAL				2.430					
Outbuildings													

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from
001316202

Comments:

(Continue on back)

1316200

NEBRASKA

Real Estate Transfer Statement

118

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

FORM
521

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>03</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>07</u> Day <u>03</u> Yr. <u>2024</u>
Webster - 91			

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller)
Oak Hill Capital, L.L.C., a Nebraska Limited Liability Co.
Street or Other Mailing Address
P.O. Box 423
City
Grand Island
State
NE
Zip Code
68802
Phone Number
(308) 384-0957
Email Address
N.A.

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)
Drew Kohmetscher
Street or Other Mailing Address
P.O. Box 246
City
Lawrence
State
NE
Zip Code
68957
Phone Number
(402) 469-6722
Is the grantee a 501(c)(3) organization? Yes ☐ No ☒
If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒
Email Address
N.A.

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

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

8 Type of Deed

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

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

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

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

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

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

14 What is the current market value of the real property?
51,125.00

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

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

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

18 Address of Property
2241 Road V
Lawrence, NE 68857

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

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A"

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

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

23 Was non-real property included in the purchase?
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 51,125.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____ 24 \$ 51,125.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ 25 \$ 51,125.00

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
☐ Yes ☒ No

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ 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 correct, and that I am duly authorized to sign this statement.

sign here
Signature of Grantor or Authorized Representative
Carla Jackson
Signature of Grantee or Authorized Representative
Executive Assistant
Title
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>24</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>117.00</u>	30 Recording Data BX2024,fg 1349	For Dept. Use Only
---	--	-------------------------------------	--------------------

Exhibit "A"

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

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

Bk 2024, Pg 1349

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 07/24/24

\$ 117.00 By AS

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of July A.D., 2024, at 03:10
o'clock PM. Recorded in Book 2024
on Pages 1349-1350

Anthony Davis

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

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

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


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

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 7-3-24.

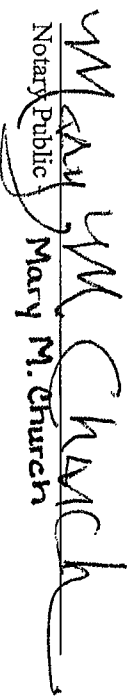
OAK HILL CAPITAL, LLC

By: 
Gordon Glade, Manager

STATE OF NEBRASKA
COUNTY OF WEBSTER } ss

On this 3rd day of July, 2024, before me personally appeared Gordon Glade,
Manager of Oak Hill Capital, LLC on behalf of the company.




Notary Public Mary M. Church

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1351	7/25/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000150400	119	1		GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10045		004	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1, 095	73, 755	74, 850		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:					
Construction Date:				Construction Date:				Construction Date:					
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:					
Building Cost New:				Cost:				Cost:					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from													
000150400													
Comments:													

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

119

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>25</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>7</u> Day <u>24</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brandon D. Young and Brealynn Young Street or Other Mailing Address <u>641 Webster Ave</u> City <u>Red Cloud NE</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-746-4088</u> Email Address <u>N/A</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marie N. Clapp and Trace C. Clapp Street or Other Mailing Address <u>442 N Franklin St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>308-737-8562</u> Email Address <u>N/A</u>	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)	
(A) Status	(B) Property Type		
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home		
8 Type of Deed	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____		
14 What is the current market value of the real property? \$115,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	<input checked="" type="checkbox"/> Yes Keller Williams <input type="checkbox"/> No	
18 Address of Property 442 N Franklin St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees		
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		
20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Block Four (4), Radcliffs Addition to Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed	22	\$	115,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	115,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			

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

Marie N. Clapp

sign
here

Print or Type Name of Grantee or Authorized Representative
Marie N. Clapp
Signature of Grantee or Authorized Representative

Grantee

Title

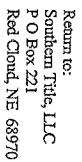
308 737 8562
Phone Number
7/25/2024
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>25</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>258.75</u>	28 Recording Data <u>BL 2024 Pg 1351</u>	For Dept. Use Only
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Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of July, A.D., 20 24, at 2:07
o'clock P. M. Recorded in Book 2221
on Page 1351

Abbey Harris County Clerk
10:20 V.O. Deputy
Ind Comp Assessor Carded



Brandon D. Young and Brealynn Young, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Marie N. Clapp and Trace C. Clapp, wife and husband, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

Brandon D. Young

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

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

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1377	7/26/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
001916400	120	1		Geocde	Twn	Range	Secd	Qtr	Subdiv	Area	BLK	Parcel	
				4371	2	11	36	2	00000		000	9120	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
41,960	130,550	172,510		A) 1	B) 01	C) 5	D) 2	E) 0	F) 5				
Irrigation Type:													
LCG ACRE: VALUE:				LCG ACRE: VALUE:									
IRRIGATED 1A1				GRASSLAND 1G1									
1A				1G									
2A1				2G1									
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL									
3D				Roads									
4D1				Farm Sites				1.000		13,840			
4D				Home Sites				1.390		28,120			
				Recreation									
Dwellings		119,775		Other									
Outbuildings		10,775		Non-AG TOTAL				2.390		41,960			

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

Total Recapitulation Value:

Assessor Comments and Reason for Adjustment:

JTWTD

Comments from

001916400

Comments:

(Continue on back)

191161

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

120

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>26</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>7</u> Day <u>26</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gil Henning Street or Other Mailing Address 114 University Street City Hastings State NE Zip Code 68901 Phone Number 408-310-1273 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth W. Maudlin and Ashley Maudlin Street or Other Mailing Address 1043 N Locust Street City Red Cloud State NE Zip Code 68970 Phone Number 408-519-3268 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ Expouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____		
14 What is the current market value of the real property? 150,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>Southern Title, LLC</u> <input type="checkbox"/> No	
18 Address of Property 1043 N Locust Street Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached		

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

22 Total purchase price, including any liabilities assumed. 22 \$ **150,000.00**

23 Was non-real property included in the purchase?
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (See instructions) 23 \$ **150,000.00**

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

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
☐ Yes ☒ No

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ 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 correct, and that I am duly authorized to sign this statement.

Kenneth W. Maudlin

Print or Type Name of Grantee or Authorized Representative

Grantee

(402) 519-3268

Phone Number

7/26/2024

Date

sign
here

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>7</u> Day <u>26</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ 337.50	30 Recording Date BT 2024 16	1377
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For Dept. Use Only

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36, thence N89°35'39"E (assumed bearing) on the South line of said Northwest Quarter a distance of 263.00 feet to the point of beginning; thence continuing on said South line N89°35'39"E, a distance of 510.00 feet; thence N00°24'21"W perpendicular to said South line, a distance of 203.83 feet; thence S89°35'39"W parallel to said South line, a distance of 510.00 feet; thence S00°24'21"E perpendicular to said South line, a distance of 203.83 feet to the point of beginning, subject to county road right of way on the south.

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 1377

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 26 day
of July A. D., 2024 at 1:42
o'clock P.M. Recorded in Book 2024
on Page 1377
Debra Hing County Clerk
10.00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7-26-24</u>
\$	<u>337.50</u> By <u>AB</u>

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

JOINT TENANCY WARRANTY DEED

Gil Henning, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Kenneth W. Mandlin and Ashley Mandlin, husband and wife, conveys to Grantees, as joint tenants, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows:
Commencing at the Southwest corner of the Northwest Quarter of said Section 36, thence N89°35'39"E (assumed bearing) on the South line of said Northwest Quarter a distance of 263.00 feet to the point of beginning; thence continuing on said South line N89°35'39"E, a distance of 510.00 feet; thence N00°24'21"W perpendicular to said South line, a distance of 203.83 feet; thence S89°35'39W parallel to said South line, a distance of 510.00 feet; thence S00°24'21"E perpendicular to said South line, a distance of 203.83 feet to the point of beginning, subject to county road right of way on the south.

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

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

Executed July 26, 2024.

Gil Henning
Gil Henning

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on July 26, 2024 by
Gil Henning, a single person.



Teresal Theobald
Notary Public

Agricultural Land Sales Worksheet

City No.		Book	Page	Sale Date		School District Code									
91		2024	1407	7/29/2024		Base: 91-0074					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #	Parcel Number												
001713600	121	1	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel				
			4133	4	10	21	4	00000	1	000	0000				
Date of Sale Assessed Value			Date of Sale Property Classification Code												
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size							
55,225	67,635	122,860	A) 1	B) 05	C) 5	D) 3	E) 0	F) 7							
Irrigation Type:															
LCG ACRES: VALUE:			LCG ACRES: VALUE:												
IRRIGATED 1A1			GRASSLAND 1G1												
1A			1G			10.570			16,385						
2A1			2G1												
2A			2G												
3A1			3G1												
3A			3G												
4A1			4G1												
4A			4G												
DRYLAND 1D1			Shelterbelt/Timber												
1D			Accretion												
2D1			Waste												
2D			Other												
3D1			AG LAND TOTAL			10.570			16,385						
3D			Roads												
4D1			Farm Sites												
4D			Home Sites												
			Recreation												
Dwellings		39,525	Other												
Outbuildings		28,110	Non-AG TOTAL			2.000			38,840						

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S WD

Comments from

Comments:

001713600

(Continue on back)

- 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 1-27 are accurately completed.

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 29 Yr. 2024	4 Date of Deed Mo. 07 Day 29 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Yoder Family Trust Street or Other Mailing Address 43563 Ryno Rd City Broken Bow State NE Zip Code 68822 Phone Number 605-870-2365		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Latigo Lane, L.L.C. Street or Other Mailing Address 42665 Rd 716 City Beaver City State NE Zip Code 68926 Phone Number 308-830-9641 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child		
14 What is the current market value of the real property? \$111,870.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes _____ Montgomery Auction & Realty, LLC <input type="checkbox"/> No	
18 Address of Property 2119 Highway 281 Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should Be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.)		

See attached

21 If agricultural, list total number of acres transferred in this transaction 12.57 +/-

22 Total purchase price, including any liabilities assumed. 22 \$ 215,700.00

23 Was non-real property included in the purchase?
☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 215,700.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
☐ Yes ☒ No

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ 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 correct, and that I am duly authorized to sign this statement.

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign

here

Signature of Grantee or Authorized Representative

Attorney

Title

4027463613
Phone Number
07/29/2024
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. 7 Day 29 Yr. 24	29 Value of Stamp or Exempt Number \$ 486.00	30 Recording Data Bk 2024 Pg 1407	For Dept. Use Only
--	---	--------------------------------------	--------------------

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast (SE) corner of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska; thence West along the South line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 900 feet to a point; thence North at a deflection angle of 90°08' right with the last described line a distance of 102.7 feet to a point on the North ROW line of US Hwy 281 and the point of beginning; thence North along the last described line a distance of 604.5 feet to a point; thence East at a deflection angle of 87°32' right with the last described line a distance of 52.0 feet to a point; thence North at a deflection angle of 86°13' left with the last described line a distance of 463.4 feet to a point; thence East at a deflection angle of 89°24' right with the last described line a distance of 360.5 feet to a point; thence South at a deflection angle of 90°32' right with the last described line a distance of 101.0 feet to a point; thence East at a deflection angle of 89°02' left with the last described line a distance of 430.6 feet to a point on the West ROW line of US Hwy 281; this point being 40.4 feet West of the East line of said Southeast Quarter (SE $\frac{1}{4}$); thence Southwesterly along the North ROW line of said highway to the point of beginning, containing 14.15 acres, more or less; EXCEPT tract conveyed to the State of Nebraska for highway recorded in Book 2005, page 527; AND

A tract of land located in the Southeast Quarter of Section 21, Township 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, described as follows: referring to the Southeast corner of said Quarter Section; thence Northerly a distance of 116.13 feet along the East line of said Quarter Section; thence Northwesterly deflecting 066°40'42" left, a distance of 75.43 feet to the point of beginning; thence Northwesterly deflecting 000°00'00", a distance of 419.52 feet; thence Northeasterly on a 1082.92 foot radius curve to the left, deflection to the initial tangent being 117°26'13" right, a distance of 651.37 feet, subtending a central angle of 034°27'47", thence Northerly deflecting 003°27'57" left, a distance of 200.47 feet; thence Easterly deflecting 079°50'58" right, a distance of 55.68 feet to a point on the East line of said Quarter Section; thence Southerly deflecting 087°19'15" right, a distance of 703.68 feet along the East line of said Section; thence Southerly deflecting 020°01'07" right, a distance of 202.34 feet to the point of beginning containing 4.12 acres, more or less.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of JULY A.D., 2024, at 12:03
o'clock P.M. Recorded in Book 2024
on Page 1407-1408

Brady Yoder Cheryl Wallace County Clerk
Ma. CO McDeputy
Ind. Comp. Assessor Carded

BOOK 2024 PAGE 1407

NEBRASKA DOCUMENTARY STAMP TAX Date <u>7-29-24</u> \$ <u>1486.00</u> By <u>MD</u>
--

TRUSTEE'S WARRANTY DEED

Brady Yoder and Cheryl Wallace, Successor Co-Trustees of The Yoder Family Trust dated July 19, 2018, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Latigo Lane, L.L.C., a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast (SE) corner of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska; thence West along the South line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 900 feet to a point; thence North at a deflection angle of 90°08' right with the last described line a distance of 102.7 feet to a point on the North ROW line of US Hwy 281 and the point of beginning; thence North along the last described line a distance of 604.5 feet to a point; thence East at a deflection angle of 87°32' right with the last described line a distance of 52.0 feet to a point; thence North at a deflection angle of 86°13' left with the last described line a distance of 463.4 feet to a point; thence East at a deflection angle of 89°24' right with the last described line a distance of 360.5 feet to a point; thence South at a deflection angle of 90°32' right with the last described line a distance of 101.0 feet to a point; thence East at a deflection angle of 89°02' left with the last described line a distance of 430.6 feet to a point on the West ROW line of US Hwy 281; this point being 40.4 feet West of the East line of said Southeast Quarter (SE $\frac{1}{4}$); thence Southwesterly along the North ROW line of said highway to the point of beginning, containing 14.15 acres, more or less; EXCEPT tract conveyed to the State of Nebraska for highway recorded in Book 2005, page 527; AND

A tract of land located in the Southeast Quarter of Section 21, Township 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, described as follows: referring to the Southeast corner of said Quarter Section; thence Northerly a distance of 116.13 feet along the East line of said Quarter Section; thence Northwesterly deflecting 066°40'42" left, a distance of 75.43 feet to the point of beginning; thence Northwesterly deflecting 000°00'00", a distance of 419.52 feet; thence Northeasterly on a 1082.92 foot radius curve to the left, deflection to the initial tangent being 117°26'13" right, a distance of 651.37 feet, subtending a central angle of 034°27'47"; thence Northerly deflecting 003°27'57" left, a distance of 200.47 feet; thence Easterly deflecting 079°50'58" right, a distance of 55.68 feet to a point on the East line of said Quarter Section; thence Southerly

deflecting 087°19'15" right, a distance of 703.68 feet along the East line of said Section; thence Southerly deflecting 020°01'07" right, a distance of 202.34 feet to the point of beginning containing 4.12 acres, more or less,

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

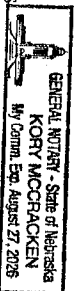
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Brady Yoder Cheryl Wallace
Brady Yoder, Trustee Cheryl Wallace, Trustee

STATE OF NEBRASKA, COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me on July 26, 2024, by Brady Yoder, Co-Trustee of The Yoder Family Trust.

Comm. expires

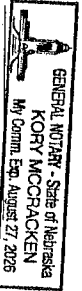


Kory McCracken
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on July 29, 2024, by Cheryl Wallace, Co-Trustee of The Yoder Family Trust.

Comm. expires



Kory McCracken
Notary Public

Sales Worksheet

(Continue on back)

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>31</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>7</u> Day <u>26</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffrey G. Yost and John A. (Jay) Yost, Co-PRs of Est Ardis G Yost Street or Other Mailing Address 6910 Ash Hollow Lane City Lincoln State NE Zip Code 68516 Phone Number 402-585-2550 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number n/a Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		(B) Property Type <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty	
(C)			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Parents and Child			
14 What is the current market value of the real property? 65,000.00			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No			
18 Address of Property 605 N Locust St Red Cloud, NE 68970			
19 Name and Address of Person to Whom the Tax Statement Should be Sent Arjis Bergman/Sarah Coblentz 605 N Locust St Red Cloud, NE 68970			
20 Legal Description (Attach additional pages, if needed.) Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed.		22 \$	65,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list, (see instructions)		23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	65,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

Donald Mullen *n/a*
Print or Type Name of Grantor or Authorized Representative
Don A Mullen
Signature of Grantor or Authorized Representative

Grantee *n/a*
Title
Date **7/31/2024**
Phone Number

28 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>24</u>		29 Value of Stamp or Exempt Number \$ <u>146.25</u>	30 Recording Data BR2024Pg 1417	For Dept Use Only
---	--	--	---	-------------------

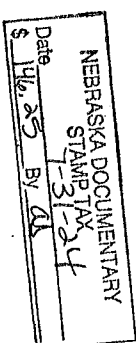
Arlis Bergman and Sarah Coblentz
605 N Locust St.
Red Cloud, NE 68970

Donald Mullen and Tami Mullen
541 N Walnut St
Red Cloud, NE 68970

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of July A.D., 2024, at 10:51
o'clock AM. Recorded in Book 2024
on Page 1417

Shobee Young County Clerk
Id. no. 15 Deputy
Ind. Comp Assessor Carded



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

PERSONAL REPRESENTATIVE'S DEED

Jeffrey G. Yost and John A. (Jay) Yost, Co-Personal Representatives of the Estate of
Ardis G. Yost, Deceased, Grantors, in consideration of ONE DOLLAR (\$1.00) and other
valuable consideration received from GRANTEES, Donald Mullen and Tami Mullen,
husband and wife; and Artis Bergman and Sarah Coblenz, conveys to GRANTEES, as
joint tenants and not as tenants in common, the following described real estate (as defined
in Neb. Rev. Stat., § 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Smith and Moore's Addition
to Red Cloud, Webster County, Nebraska

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

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

Executed July 26, 2024.

[Signature] Co-PR
Jeffrey G. Yost, Co-Personal Representative
Estate of Ardis G. Yost, Deceased

[Signature] Co-PR
John A. (Jay) Yost, Co-Personal
Representative of the Estate of Ardis
G. Yost, Deceased

STATE OF NEBRASKA)

) ss.

COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 26, 2024,
by Jeffrey G. Yost and John A. (Jay) Yost, Co-Personal Representatives of the Estate of
Ardis G. Yost, Deceased.



[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1430	7/31/2024	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
002003600	123	1		GeoCde	Twn	Rng	Secd	Qrt	Subdiv	Area	Blk	Parcel	
				4245	3	11	20	3	00000	1	000	9640	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
14, 150	47, 065	61, 215		A) 1	B) 05	C) 5	D) 3	E) 0	F) 4				
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:						
IRRIGATED	1A1			GRASSLAND		1G1							
	1A					1G	0.200	310					
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1			Shelterbelt/Timber									
	1D			Accretion									
	2D1			Waste									
	2D			Other									
	3D1			AG LAND TOTAL			0.200	310					
	3D			Roads									
	4D1			Farm Sites			1.000	13,840					
	4D			Home Sites									
				Recreation									
	Dwellings			Other									
	Outbuildings		47,065	Non-AG TOTAL			1.000	13,840					

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

Assessor Comments and Reason for Adjustment:

JTWTD

Comments from 002003600

Comments:

194410

Real Estate Transfer Statement

103

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number 103	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>31</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>7</u> Day <u>28</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gabus Family Nebraska Farms, L.L.C. Street or Other Mailing Address <u>4545 Hwy Bend</u> City <u>De Mear</u> State <u>IA</u> Zip Code <u>50310</u> Phone Number <u>7/2</u> Email Address <u>n/a</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy Jones and Renae Jones Street or Other Mailing Address 840 Road S City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-756-1244</u> Email Address <u>n/a</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

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

14 What is the current market value of the real property? 20,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % _____
--	--

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

18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
-----------------------------------	--

18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.) A tract of land located in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Two (2) North, Range Eleven (11) West of the 6th P.M., in Webster County, Nebraska, described as follows: Beginning 411 feet North of the Southwest corner of said Section 20, thence East 198 feet; thence North 195 feet; thence Northwesterly to a point 668 feet North and 133 feet East of the Southwest Corner of Section 20; thence West 133 feet; thence South 277 feet to the place of beginning.	

21 If agricultural, list total number of acres transferred in this transaction 1.2+

22 Total purchase price, including any liabilities assumed.	22 \$ 20,000.00
---	-----------------

23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
--	---------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 20,000.00
---	-----------------

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	
--	--

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative Troy Jones	Grantee	402-756-1244
	Signature of Grantee or Authorized Representative	Title	7-31-24

28 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ 45.00	30 Recording Data Bl 2024, Pg 1430	For Dept. Use Only
---	--	---------------------------------------	--------------------

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 31 day
of July A.D., 2024, at 3:15

o'clock P. M. Recorded in Book 2024
on Page 1430-1431

Abby Havig County Clerk
KD Deputy
Ind 16.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7-31-24</u>
\$ <u>45.00</u>	By <u>KD</u>

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

JOINT TENANCY WARRANTY DEED

Gabus Family Nebraska Farms, L.L.C., a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Troy Jones and Renae Jones, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

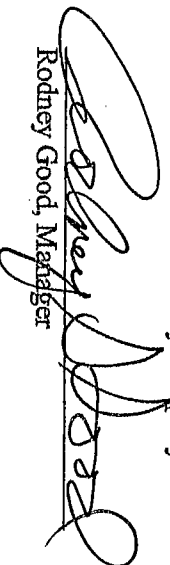
A tract of land located in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6th P.M., in Webster County, Nebraska, described as follows: Beginning 411 feet North of the Southwest corner of said Section 20, thence East 198 feet; thence North 195 feet; thence Northwesterly to a point 688 feet North and 133 feet East of the Southwest Corner of Section 20; thence West 133 feet; thence South 277 feet to the place of beginning.

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

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

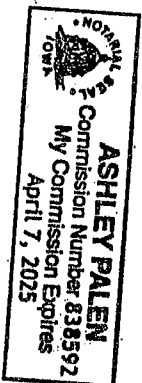
Executed 7-29, 2024.

Gabus Family Nebraska Farms, L.L.C., a
Nebraska limited liability company


Rodney Good, Manager

STATE OF Iowa)
COUNTY OF Warren) ss.

The foregoing instrument was acknowledged before me on July 29th, 2024
by Rodney Good, Manager, Gabus Family Nebraska Farms, L.L.C., a Nebraska limited liability
company.



Ashley Palen
Notary Public

Sales Worksheet

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

(Continue on back)

124

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 7 Day 31 Yr. 24	4 Date of Deed Mo. 7 Day 17 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ryan Magill and Kristie Magill Street or Other Mailing Address 3537 W. Street City Lincoln State NE Zip Code 68503 Telephone Number (541) 429-0961 Email Address magillfamily@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth Boyer and Bailee Wagner Street or Other Mailing Address 310 North Pine Street City Blue Hill State NE Zip Code 68930 Phone Number 402-332-3838 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Exempt <input type="checkbox"/> IOL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational (B) Property Type <input type="checkbox"/> Mineral <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt (C)			
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? \$166,000.00			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> North Shore Real Estate <input type="checkbox"/> No			
18 Address of Property 310 North Pine Street Blue Hill, NE 68930 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant Land			
19 Name and Address of Person to Whom Tax Statement Should be Sent Kenneth Boyer and Bailee Wagner 310 North Pine Street Blue Hill, NE 68930			
20 Legal Description Lot 3, Block 1, Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska.			
21 If agricultural, list total number of acres _____			
22 Total purchase price, including any liabilities assumed 22 \$ 166,000.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 166,000.00			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 166,000.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

sign here

Kenneth Boyer
Print or Type Name of Grantee or Authorized Representative

GRANTEE
Title

402-332-3838
Phone Number

7-31-24
Date

Register of Deeds' Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 1 Yr. 24	29 Value of Stamp or Exempt Number 373.50	30 Recording Date 8/14/24	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/01/24
\$ 373.50 By AS

Bk 2024, Pg 1432

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 01 day
of August A.D., 2024, at 09:36
o'clock AM. Recorded in Book 2024
on Page 1432

Pauline

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

Ryan Magill and Kristie Magill, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from **Kenneth Boyer and Bailee Wagner**, GRANTTEE, hereby conveys to GRANTTEE, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

**Lot 3, Block 1, Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster
County, Nebraska.**

GRANTOR covenant with GRANTTEE that GRANTOR:

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

Dated 7-17-24

Ryan Magill
Ryan Magill

Kristie Magill
Kristie Magill

STATE OF NEBRASKA)

COUNTY OF LANCASTER) s.s.
)

The foregoing instrument was acknowledged before me this 17 day of July, 2024 by **Ryan Magill and Kristie Magill**.



A Maria SvoBoda
Notary Public

GI0004633

GI0004633
Please Return Recorded document to:
Nebraska Title Company
734 N. Diers Ave
Grand Island, NE 68803

Agricultural Land Sales Worksheet

City No.		Book	Page	Sale Date		School District Code									
91		2024	1451	8/1/2024		Base: 91-0074					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #	Parcel Number												
001206801	125	4 05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel				
			4241	3	9	17	1	00000	1	000	2130				
Date of Sale Assessed Value			Date of Sale Property Classification Code												
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size							
213,100		213,100	A) 2	B) 05	C) 5	D) 3	E) 0	F) 9							
LCG ACRE: VALUE:			LCG ACRE: VALUE:												
IRRIGATED 1A1			GRASSLAND 1G1		14.000	21,700									
1A			1G		58.000	89,900									
2A1			2G1		32.000	46,400									
2A			2G												
3A1			3G1		38.000	55,100									
3A			3G												
4A1			4G1												
4A			4G												
DRYLAND 1D1			Shelterbelt/Timber												
1D			Accretion												
2D1			Waste												
2D			Other												
3D1			AG LAND TOTAL		142.000	213,100									
3D			Roads		3.000										
4D1			Farm Sites												
4D			Home Sites												
			Recreation												
Dwellings			Other												
Outbuildings			Non-AG TOTAL		3.000										

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
TRUSTEE'S DEED; TRANSFER FROM GRANDPARENT TO GRANDCHILD		
Comments from	Comments:	
001206801		

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>01</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>01</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alvira M. Kattman Revocable Trust Street or Other Mailing Address 5807 Haymeadow Ridge City Hastings State NE Zip Code 68901 Phone Number (308) 381-1810 Email Address lcannon@gicpas.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason D. Menke & Amber L. Menke Street or Other Mailing Address 2615 Road M City Lawrence State NE Zip Code 68957 Phone Number (402) 984-3896 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address amber_menke@live.com	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status <input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		(B) Property Type <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Warranty <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Warranty <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim		(C)	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp, Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input checked="" type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child			
14 What is the current market value of the real property? 382,500.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Ideal Title LLC <input type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Jason & Amber Menke 2615 Road M Lawrence, NE 68957	
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) See attached.			
21 If agricultural, list total number of acres transferred in this transaction 145			
22 Total purchase price, including any liabilities assumed.		22 \$ 382,500.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See instructions)		23 \$ 382,500.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 382,500.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

Jennifer M. Jensen

Print or Type Name of Grantor or Authorized Representative

sign

Signature of Grantor or Authorized Representative

Closing/Title Agent

Title

(402) 879-4341

Phone Number

8-1-24

Date

Register of Deed's Use Only

28 Date Deed Recorded

Mo. 8 Day 24 Yr. 24

29 Value of Stamp or Exempt Number

\$ 861.75

30 Recording Date

BR2024 P 1451

For Dept. Use Only

EXHIBIT "A"

The Northeast Quarter (NE $\frac{1}{4}$) of Section 17, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land in the Northeast Quarter of Section 17, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast Corner of said NE $\frac{1}{4}$; thence S89°53'13"W along the South line of said NE $\frac{1}{4}$ a distance of 407.20 feet; thence N00°10'38"W a distance of 167.269 feet; thence S89°27'29"E a distance of 412.39 feet; thence S00°00'00"E along the East line of said NE $\frac{1}{4}$ a distance of 1667.98 feet to the point of beginning.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 02 day
of August A.D., 2024, at 08:37
o'clock AM. Recorded in Book 2024
on Page 1451

Changsheng

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return recorded document to:

Brunner Frank Schumacher Husak Simpson, LLC
5804 1st Avenue, PO Box 2230
Kearney NE 68848-2230

TRUSTEE'S DEED

Tracy Cannon, Successor Trustee of the Alvira M. Kathman Revocable Trust, dated November 11, 2016, **GRANTOR**, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from **GRANTEES**, Jason D. Menke and Amber L. Menke, husband and wife, as joint tenants and not tenants in common, conveys to Grantees the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE $\frac{1}{4}$) of Section 17, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land in the Northeast Quarter of Section 17, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast Corner of said NE $\frac{1}{4}$; thence S89°53'13"W along the South line of said NE $\frac{1}{4}$ a distance of 407.20 feet; thence N00°10'38"W a distance of 167.269 feet; thence S89°27'29"E a distance of 412.39 feet; thence S00°00'00"E along the East line of said NE $\frac{1}{4}$ a distance of 1667.98 feet to the point of beginning.

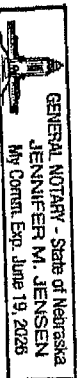
Grantor covenants with Grantees that Grantor:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances, except for easements, restrictions, reservations, exceptions, water right agreements, water service agreement, right of ways and covenants of record, and subject to the lease currently in existence;
 - (2) Has legal power and lawful authority to convey the same; and
 - (3) Warrants and will defend title to the real estate against any acts of the Grantor.
- Executed: August 1st, 2024.

Tracy Cannon
Tracy Cannon, Successor Trustee

STATE OF NEBRASKA, COUNTY OF Adams } ss

The foregoing instrument was acknowledged before me on August 1st, 2024, by Tracy Cannon, Successor Trustee of the Alvira M. Kathman Revocable Trust, dated November 11, 2016, on behalf of said trust.



Jennifer M Jensen
Notary Public
Jennifer M Jensen

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code											
91	2024	1474	8/1/2024	Base: 91-0074						Affiliated:			Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number											
000339000	126	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4133			00	0	20055		015	0000			
Land	Improvements	Total		Date of Sale Property Classification Code											
4, 880	175, 880	180,760		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2						
				Residential					Commercial						
Multiple Improvements:				Multiple Improvements:											
Construction Date: 1982				Construction Date:											
Floor: Floor Sq. Ft.: 1,344				Floor Sq. Ft.:											
Building Cost New: Cost: 188,855				Cost:											
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:							Other1:		Other2:				
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:													
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame													
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame													
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls													
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls													
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls													
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:							Condition:						
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low							(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average							(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average							(30) <input type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High							(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent						

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN AUNT & UNCLE TO NEPHEW

Comments from

000339000

Comments:

(Continue on back)

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

126

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>01</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>06</u> Day <u>25</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Garry Reiman, JR of the Garry Reiman Real Estate & Charitable Foundation, JR of the Charlene Reiman Rev. Trust</u> Street or Other Mailing Address <u>P.O. Box 204</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>(402) 469-1420</u> Email Address <u>N.A.</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Michael Reiman</u> Street or Other Mailing Address <u>1110 W. York St.</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>(402) 984-7716</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	
8 Type of Deed			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 24,864.01			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>Adams Land Title Co.</u> <input type="checkbox"/> No			
18 Address of Property <u>1110 W. York St.</u> <u>Blue Hill, NE 68930</u>			
19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee			
20 Legal Description (Attach additional pages, if needed.) <u>Lots Nine (9) and Ten (10), Block Fifteen (15), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.</u>			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed. 22 \$ 24,864.01			
23 Was non-real property included in the purchases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See instructions) 23 \$ 24,864.01			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 24,864.01			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

Danielle L. Kelley

Print or Type Name of Grantee or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Closing Department Manager

Title

(402) 463-4198
Phone Number
8/1/2024
Date

Register of Deed's Use Only

28 Date Deed Recorded

Mo. 8 Day 24 Yr. 2429 Value of Stamp or Exempt Number
\$ 56.2530 Recording Date
BR2024, Pg 1474

For Dept Use Only

Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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

Date: 08/02/24
\$ 56.25 By AS

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 02 day
of August A.D., 2024, at 01:14
o'clock PM. Recorded in Book 2024
on Page 1474

Anthony Davis County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantors, **GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REVOCABLE TRUST
AND CHARLENE REIMAN, TRUSTEE OF THE CHARLENE REIMAN REVOCABLE TRUST**,
in consideration of One Dollar and other valuable consideration, the receipt of which is hereby
acknowledged, conveys to **MICHAEL REIMAN**, whether one or more, the following described real
estate (as described in Neb. Stat. 76-201):

**Lots Nine (9) and Ten (10), Block Fifteen (15), Hoover's Addition to Blue Hill,
Webster County, Nebraska, according to the recorded plat thereof.**

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed 10-25-2024

GARRY REIMAN REVOCABLE TRUST

CHARLENE REIMAN REVOCABLE TRUST

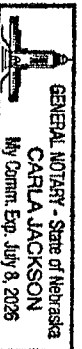
By: *Garry Reiman*
Garry Reiman, Trustee

By: *Charlene Reiman*
Charlene Reiman, Trustee

STATE OF NEBRASKA
COUNTY OF WEBSTER Adams } ss

On this 25th day of JUNE, 2024, before me personally appeared Garry Reiman,
Trustee of the Garry Reiman Revocable Trust, and Charlene Reiman, Trustee of the Charlene
Reiman Revocable Trust.

Carla Jackson
Notary Public - *Carla Jackson*



Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code							
91	2024	1475	8/1/2024	Base: 91-0002	Affiliated:	Unified:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
000115700	127	1	GeoCde	Twn	Rng	Secd	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4491		00	0	10005		025	0000	
Land	Improvements	Total	Date of Sale Property Classification Code								
670	1,565	2,235	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
			Residential			Commercial					
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :					
Construction Date:			Construction Date : 1900			Construction Date :					
Floor:			Floor Sq. Ft. : 838			Floor Sq. Ft. :					
Building Cost New:			Cost : 82,475			Cost :					
Single Family Style: 101			Residential Condition: 20			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out		Primary:			Other1:			Other2:		
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn		Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average		(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good		(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low		Cost Rank:			Condition:					
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair		(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good		(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):											
Assessor Comments and Reason for Adjustment:											
WD											
Comments from											
000115700											
Comments:											
(Continue on back)											

316410

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

127

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>01</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>01</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Top Tier Properties, LLC Street or Other Mailing Address 342 W 3rd Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0328		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0328 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
--	---	---	---

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Step-parent and Step-child	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---	---	--

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

14 What is the current market value of the real property? 1,705.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 302 N Seward St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 6,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 6,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

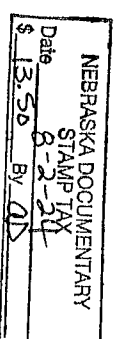
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
(402) 746-3613
Phone Number
8/1/2024
Date

28 Date Deed Recorded Mo. <u>8</u> Day <u>2</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>13.50</u>	30 Recording Data BR2024, Pg 1475	For Dept Use Only
--	---	---	-------------------

The West 58 feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of Aug, A.D., 2024, at 3:42
o'clock P.M. Recorded in Book 2024
on Page 1415-1416
Alloy Huang County Clerk
AD Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

Top Tier Properties, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 58 feet of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Top Tier Properties, LLC

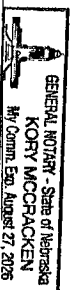
Lisa Martinez-Whitner
Lisa Martinez-Whitner, Member

Lynsey Moreton
Lynsey Moreton, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 1, 2024, by Lisa Martinez-Whitner, Member, and Lynsey Moreton, Member, on behalf of Top Tier Properties, LLC.

Comm. expires



Notary Public

BOOK 2024 PAGE 1416

STATEMENT OF AUTHORITY

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

1. This Statement of Authority relates to the limited liability company (Company):

Top Tier Properties, LLC.

2. The street and mailing address of the Company's designated office is:

242 West 3rd Avenue / PO Box 423, Red Cloud, NE 68970.

3. The officer(s) or member(s) **authorized and required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, is/are the majority of the following:

Lisa Martinez-Whitmer, Lynsey Moreton and Jason Hoeg.

Executed on August 1, 2024.

Top Tier Properties, LLC

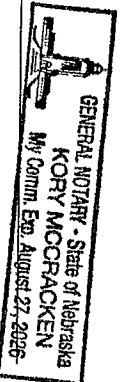
Lisa Martinez-Whitmer
Lisa Martinez-Whitmer, Member

Lynsey Moreton
Lynsey Moreton, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 1,
2024, by Lisa Martinez-Whitmer, Member, and Lynsey Moreton, Member, on behalf of
Top Tier Properties, LLC.

Comm. expires



Notary Public

[Signature]

Agricultural Land Sales Worksheet

Curly No.	Book	Page	Sale Date		School District Code									
91	2024	1495	7/30/2024		Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #			Parcel Number									
001101800	128	4	05		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value					4375	2	9	4	3	00000	1	000	0970	
Land	Improvements	Total			Date of Sale Property Classification Code									
158,910		158,910			Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1				GRASSLAND	1G1		4.580		7,100				
	1A					1G		0.060		30				
	2A1					2G1		1.940		2,815				
	2A					2G								
	3A1					3G1								
	3A					3G		0.670		335				
	4A1					4G1								
	4A					4G		15.640		7,820				
DRYLAND	1D1				Shelterbelt/Timber									
	1D	11.830		32,535	Accretion									
	2D1				Waste									
	2D	15.730		43,260	Other									
	3D1	12.730		35,010	AG LAND TOTAL			74.090		158,910				
	3D				Roads			2.930						
	4D1				Farm Sites									
	4D	10.910		30,005	Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL			2.930						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER TO TRUST		
Comments from		Comments:
001101800		

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

128

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>30</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>7</u> Day <u>30</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregory L Mitchell & Joyce M Mitchell Street or Other Mailing Address 715 E 4th Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-4985 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gregory L Mitchell & Joyce M Mitchell, Trustees of Kamazin Mitchell Far m Trust dtd 7.30.2024; 715 E 4th Street Street or Other Mailing Address m Trust dtd 7.30.2024; 715 E 4th Street City Hastings State NE Zip Code 68901 Phone Number (402) 463-4985 Email Address N/A Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	

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

<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary
--	--------------------------------	---------------------------------	--	---------------------------------------	-----------------------------------	--	------------------------------------	--	---	--	---

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

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

14 What is the current market value of the real property?	158,910.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	\$ _____ %
---	-------------------	--	------------------------------	--	------------

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Gregory & Joyce Mitchell 715 E 4th Street Hastings, NE 68901

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.) Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; Section 4, S½SW¼, EXCEPT a tract of land in the E½SW¼ of Section 4, described as follows: Commencing at the Southeast Corner of said SW¼, thence due West 429 feet, thence due North 237 feet, thence due East 429 feet to the East line of said SW¼, thence due South 237 feet to the point of beginning.	

21 If agricultural, list total number of acres transferred in this transaction	77.02
22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	24 \$ 0.00

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
27 If yes, is the required affidavit attached to this filing?	<input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

Paul J. Blazek

Print or Type Name of Grantee or Authorized Representative

Attorney

Title

Signature of Grantee or Authorized Representative

sign here

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Date	For Dept Use Only
Mo. <u>8</u> Day <u>8</u> Yr. <u>24</u>	\$ Exempt #4	BR2024, 9 1495	

numerical index and filed for record in the
Clerk's office of said county this 8 day
of Aug A.D., 20 24, at 10:15
o'clock AM Recorded in Book 2024
on Page 1495
Abbey Fung County Clerk
ID: 00 AD Deputy
Ind Comp Assessor Carded

WARRANTY DEED

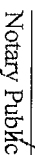
Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska:

EXECUTED this 30 day of July, 2024.

GREGÓRY L. MITCHELL, Grantor

JOYCE M. MITCHELL, Grantor

The foregoing instrument was acknowledged before me on this 30 day of July, 2024, by GREGORY L. MITCHELL and JOYCE M. MITCHELL, Grantors.



Return to:
Paul J. Blazek
BLAZEK & GREGG, P.C., L.L.O.
1405 N. 205th St., Ste. 120
Elkhorn, Nebraska 68022
(402) 496-3432

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1496	8/8/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000125300	129	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		009	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
2,165	42,395	44,560		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:									
Construction Date:				Construction Date:									
				1910									
Floor:				Floor Sq. Ft.:									
				1,252									
Building Cost New:				Cost:									
				142,560									
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO LLC

Comments from
000125300

Comments:

(Continue on back)

35150

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 8 Yr. 2024	4 Date of Deed Mo. 8 Day 8 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE 68970 Zip Code 68970 Phone Number (254) 718-9674 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties II, LLC, a Nebraska limited liability company Street or Other Mailing Address 544 N Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? No If Yes, is the grantee a 509(a) foundation? No	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Family LL 11 Was ownership transferred in full? (If No, explain the division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 12 Was real estate purchased for same use? (If No, state the intended use) <input type="checkbox"/> Yes <input type="checkbox"/> No		(B) Property Type <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt (C)	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child			
14 What is the current market value of the real property? 34,950.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 841 N Webster Street Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3) and Four (4), EXCEPT the South one Foot (S. 1') of said Lot Four (4), Block Nine (9), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed, 22 \$ 0.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

Charles R. Van Beber, Manager/Member, Van Beber Properties II, LLC

(254) 718-9674

Print or Type Name of Grantee or Authorized Representative

Grantee

Phone Number

sign
here

Charles R. Van Beber

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Data

Mo. **8** Day **8** Yr. **24**\$ **Exempt #5b****BK 2024 19****1496**

Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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

State of Nebraska } ss.
County of Webster

BOOK 2024 PAGE 1496

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of Aug A.D., 20 24 at 11:52
o'clock 8 M. Recorded in Book 2024
on Page 1496

Abbeey Hwang County Clerk
D.05 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX
Date <u>8-8-24</u>
Extended # <u>56</u> By <u>AB</u>

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

WARRANTY DEED

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

Lots One (1), Two (2), Three (3) and Four (4), EXCEPT the South one Foot (S. 1') of aid Lot Four (4), Block Nine (9), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed August 8, 2024.

Charles R. Van Beber
Charles R. Van Beber

Merna C. Van Beber
Merna C. Van Beber

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me August 8, 2024 by Charles R. Van Beber and Merna C. Van Beber, husband and wife.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date		School District Code									
91	2024	1497	8/8/2024		Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number										
000150100	130	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value				4371			00	0	10045		004	0000		
Land	Improvements	Total		Date of Sale Property Classification Code										
1,640	72,505	74,145		Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:						
Construction Date:				Construction Date:				Construction Date:						
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:						
Building Cost New:				Cost:				Cost:						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out	Primary:			Other1:		Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low	Cost Rank:				Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO LLC

Comments from
000150100

Comments:

(Continue on back)

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

130

FORM
521

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

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 8 Day 8 Yr. 2024		4 Date of Deed Mo. 8 Day 8 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties II, LLC, a Nebraska limited liability company Street or Other Mailing Address 544 N Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type			(C)		
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home					
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Family LL							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? 45,935.00							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %							
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
18 Address of Property 433 N Cherry Street Red Cloud, NE 68970							
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) Lots Four (4), Five (5) and Six (6), Block Four (4), Radcliffs Addition to Red Cloud, Webster County, Nebraska							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed. _____							
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b _____							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

Charles R. Van Beber, Manager/Member, Van Beber Properties II, LLC

Print or Type Name of Grantee or Authorized Representative

Grantee

Signature of Grantee or Authorized Representative

Title

Register of Deed's Use Only

28 Date Deed Recorded Mo. 8 Day 8 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt #5b	30 Recording Date BK2024 Pg 1497	For Dept Use Only
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State of Nebraska } ss.
County of Webster

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 8 day
of Aug A.D., 20 24 at 11:54
o'clock AM. Recorded in Book 2024
on Page 1497

Cheryl Hwang County Clerk
12.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>8-8-24</u>
\$ Exempt	<u>450</u> By <u>AK</u>

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

WARRANTY DEED

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

Lots Four (4), Five (5) and Six (6), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

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

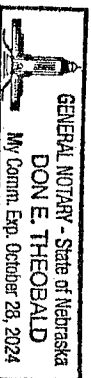
Executed August 8, 2024.

Charles R. Van Beber
Charles R. Van Beber

Merna C. Van Beber
Merna C. Van Beber

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me August 8, 2024, By Charles R. Van Beber and Merna C. Van Beber, husband and wife.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code							
91	2024	1500	8/1/2024	Base: 01-0123	Affiliated: Unified:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
002307400	131	4 05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4369	2	12	13	2	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
117, 925		117, 925	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
ICG	ACRES:	VALUE:	ICG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1	25.040	38,810						
1A			1G	33.470	51,880						
2A1			2G1	15.140	21,955						
2A			2G								
3A1			3G1	3.640	5,280						
3A			3G								
4A1			4G1								
4A			4G								
DRYLAND 1D1			Shelterbelt/Timber								
1D			Accretion								
2D1			Waste								
2D			Other								
3D1			AG LAND TOTAL	77.290	117,925						
3D			Roads	2.980							
4D1			Farm Sites								
4D			Home Sites								
			Recreation								
Dwellings			Other								
Outbuildings			Non-AG TOTAL	2.980							

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
QCD; TRANSFER TO REV TRUST		
Comments from	Comments:	
002307400		

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number 1	3 Date of Sale/Transfer Mo. 8 Day 1 Yr. 2024	4 Date of Deed Mo. 8 Day 1 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles E. Lovejoy and Linda K. Lovejoy Street or Other Mailing Address 1005 East C Street, Apt. 2 City Hastings Phone Number (402) 480-4638 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address 1005 East C Street, Apt. 2 City Hastings Phone Number (402) 480-4638 Email Address	
		State NE	Zip Code 68901
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---	---	--	---

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

14 What is the current market value of the real property? 117,925.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	---

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Charles and Linda Lovejoy 1005 East C Street, Apt. 2 Hastings, NE 68901
------------------------	---

18a ☒ No address assigned 18b ☐ Vacant land20 Legal Description (Attach additional pages, if needed)
The North Half of the Northwest Quarter (N1/2NW 1/4) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 80.27

22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
---	------------

23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
---	---------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
---	------------

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
☐ Yes
☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ NoUnder penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.

John D. Rouse

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 475-1993
Phone Number
8/5/2024
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 9 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2024, Pg 1500
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ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Item Number:

6 – Charles E. and Linda K. Lovejoy, Co-Trustees of the Charles E. Lovejoy and Linda K. Lovejoy Revocable Living Trust dated the 1st day of August, 2024

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 9 day
of Aug A.D., 2024, at 9:58
o'clock AM. Recorded in Book 2024
on Page 1500

Abbey Hana County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date <u>8-9-24</u>	
\$ <u>Exempt</u> # <u>4</u>	By <u>AD</u>

When recorded return to:
John D. Rouse, P.C.
Attorney at Law
1023 Lincoln Mall, Suite 101
Lincoln, NE 68508

QUITCLAIM DEED

Charles E. Lovejoy and Linda K. Lovejoy, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, quitclaim to **Charles E. Lovejoy and Linda K. Lovejoy, Co-Trustees of the Charles E. Lovejoy and Linda K. Lovejoy Revocable Living Trust** dated the 1st day of August, 2024, all of their rights, title and interests in and to the following described real estate:

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

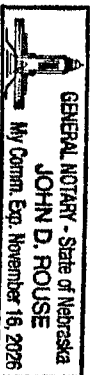
Executed this 1st day of August, 2024.

Charles E. Lovejoy
Charles E. Lovejoy, Grantor

Linda K. Lovejoy
Linda K. Lovejoy, Grantor

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me on the 1st day of August, 2024 by Charles E. Lovejoy and Linda K. Lovejoy.



John D. Rouse
Notary Public

Sales Worksheet

[illegible]

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

132

FORM
521

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

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>9</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>8</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mackenzie J. Cole and Andrew Cole Street or Other Mailing Address 441 N Cherry	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michelle Rancourt and Ward Milligan Street or Other Mailing Address 11210 N. Burlington Ave	City St. Joseph State NE Zip Code 68901	
City Red Cloud	State NE	Zip Code 68970	City St. Joseph State NE Zip Code 68901
Phone Number (402) 705-2330	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Email Address	Email Address Michelle.Rancourt@hntxw.com		

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

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

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

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

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

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

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

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

18 Address of Property 2445 Republican St Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent (same as Grantee)
--	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Twelve (12), Original Town of Guide Rock, Webster County, Nebraska.
--

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

22 Total purchase price, including any liabilities assumed.	22 \$ 7,000.00
--	-----------------------

23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
--	-------------------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 7,000.00
---	-----------------------

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

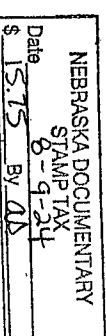
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative Michelle Rancourt	Phone Number 603-986-2355
Signature of Grantee or Authorized Representative	Title	Date 8/9/2024

28 Date Deed Recorded Mo. <u>8</u> Day <u>9</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>15.75</u>	30 Recording Data BK2024, Pg 1501	For Dept. Use Only
--	---	---	--------------------

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 9 day
of Aug, A.D., 2024, at 1:53
o'clock PM. Recorded in Book 2024
on Page 1501
Alibey Young County Clerk
AD Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Mackenzie J. Cole and Andrew Cole, formerly wife and husband and now both single persons, GRANTOR, in consideration of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00) receipt of which is hereby acknowledged, convey to Michelle Rancourt and Ward Milligan, sister and brother, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Twelve (12), Original Town of Guide Rock, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed August 8th, 2024.

Mackenzie J. Cole
Mackenzie J. Cole

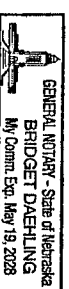
Andrew Cole
Andrew Cole

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 8th, 2024, by Mackenzie J. Cole and Andrew Cole, husband and wife.

Comm. expires May 19, 2028

Bridget Daehling
Notary Public



Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1509	6/4/2024	Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Usability & Code #	Parcel Number										
000108600	133	4	05	GeoCde	Twn	Rng	Secd	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value			4371										
Land	Improvements	Total	Date of Sale Property Classification Code										
1,095	57,970	59,065	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
Multiple Improvements:			Residential					Commercial					
Construction Date:			1890					Construction Date:					
Floor:			1,181					Floor Sq. Ft.:					
Building Cost New:			125,015					Cost:					
Single Family Style: 101			Residential Condition: 25					Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn					Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low					Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
QCD; TRANSFER FROM LLC TO MEMBER													
Comments from													
000108600													
Comments:													
(Continue on back)													

Real Estate Transfer Statement

133

FORM
521

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>04</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>06</u> Day <u>04</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) ABC Concrete, LLC Street or Other Mailing Address 430 Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7461 Email Address lindsey_h_2007@hotmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) RODRIGUEZ, Jesus Eduardo and Lindsey Street or Other Mailing Address 430 Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7461 Email Address lindsey_h_2007@hotmail.com	
7 Property Classification Number: Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) From LLC		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) From LLC	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 33,225.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 430 Walnut Street Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Jesus Eduardo and Lindsey Rodriguez 430 Walnut Street Red Cloud, NE 68970	
20 Legal Description (Attach additional pages, if needed.) Lots 19 and 20, Block 15, Original Town of Red Cloud, Webster County, Nebraska.			
21 If agricultural, list total number of acres transferred in this transaction _____			
22 Total purchase price, including any liabilities assumed.....		22 \$	1,100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See Instructions)		23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	1,100
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.
Scott D. Pauley
Print or Type Name of Grantor or Authorized Representative
Signature of Grantor or Authorized Representative
Attorney
Title

sign here

Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>12</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # 22	30 Recording Data BK2024, Pg 1509
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supercedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

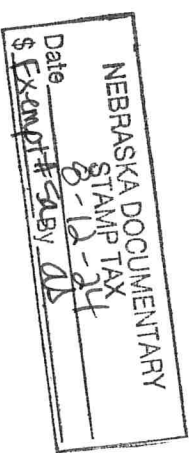
Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 12 day
of Aug A.D., 2024, at 10:19
o'clock PM. Recorded in Book 2024
on Page 1509

Abhey Thang County Clerk
D. D. Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

Lindsey Rodriguez, Manager of ABC Concrete, LLC, a limited liability company organized and existing in the State of Nebraska, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, hereby quitclaims to GRANTEEES, Jesus Eduardo Rodriguez and Lindsey Rodriguez, husband and wife, jointly with rights of survivorship, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Nineteen (19) and Twenty (20), Block Fifteen (15),
Original Town of Red Cloud, Webster County, Nebraska.

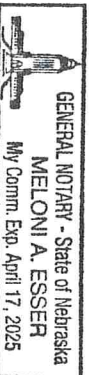
Executed June 4, 2024.

ABC CONCRETE, LLC

By Lindsey Rodriguez
Lindsey Rodriguez, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 4, 2024, by Lindsey Rodriguez, Manager of ABC Concrete, LLC, a limited liability company organized and existing in the State of Nebraska.



Meloni A. Esser
Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	1512	8/8/2024		Base: 65-0011					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number											
001406300	134	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Bk	Parcel			
Date of Sale Assessed Value				4489	1	10	14	1	00000	1	000	0000			
Land	Improvements	Total		Date of Sale Property Classification Code											
630,840	21,405	652,245		Status	Property Type	Zoning	Location	City Size	Parcel Size						
	Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 10						
LCG		ACRES:		LCG		ACRES:		VALUE:							
IRRIGATED	1A1			GRASSLAND		1G1	36.300		56,265						
	1A					1G	27.250		22,595						
	2A1					2G1									
	2A					2G	28.480		14,240						
	3A1					3G1	35.230		50,725						
	3A					3G									
	4A1					4G1	9.880		7,890						
	4A					4G	55.580		27,790						
DRYLAND	1D1	117.430				Shelterbelt/Timber									
	1D	22.420				Accretion		11.380							
	2D1					Waste		1.440		720					
	2D					Other									
	3D1	8.420				AGLAND TOTAL		355.270		592,000					
	3D					Roads		8.960							
	4D1					Farm Sites		1.000		13,840					
	4D	1.460				Home Sites		1.000		25,000					
						Recreation									
Dwellings						Other		14,125							
Outbuildings						Non-AG TOTAL		10.960		38,840					

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

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION BY PR; FROM PARENT TO CHILD

Comments from

Comments:

001406300 001405500 001405900 001405300 001406100

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>8</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>8</u> Day <u>8</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Philip L. Gleason, Doc Street or Other Mailing Address 3310 W Cottonwood Rd City Kearney State NE Zip Code 68845 Phone Number (308) 440-8157		6 Grantee's Name (Buyer) David A. Gleason & Timothy L. Gleason Street or Other Mailing Address 3310 W Cottonwood Rd City Kearney State NE Zip Code 68845 Phone Number (308) 440-8157 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input checked="" type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other _____	
14 What is the current market value of the real property? 1,375,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property Rural Webster Co, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent David A. Gleason 3310 W Cottonwood Rd Kearney, NE 68845	

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

21 If agricultural, list total number of acres transferred in this transaction 366.25	22 Total purchase price, including any liabilities assumed.	22 \$	0.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)	23 \$	0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15	25 \$	0.00	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 741 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No	26 \$		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 correct, and that I am duly authorized to sign this statement.

sign here
Print or Type Name of Grantor or Authorized Representative
Douglas R. Walker
Signature of Grantor or Authorized Representative
Atty for Grantees
Title
Date
(308) 938-4585
Phone Number
8/13/2024

28 Date Deed Recorded Mo. <u>8</u> Day <u>13</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Date BK244 Pg 1512	For Dept. Use Only
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LEGAL DESCRIPTION FOR GLEASON 521 STATEMENT

^{6 34 10} The Northeast Quarter (NE $\frac{1}{4}$) of Section Fourteen (14), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

^{6 34 10} Lots Eight (8), Nine (9), and Ten (10) in Section Twelve (12); and part of Lot Three (3) in Section Thirteen (13) lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot 3, which point bears South 89°58' East 2,665.0 feet from the Northwest corner of Section 13, and proceeding thence South 89°58' East 1,063.0 feet to a point; thence South 46°00' East 238.0 feet to a point; thence South 00°18' West 848.0 feet to a point; thence North 55°26' West 639.0 feet to a point; thence North 62°14' West 500.00 feet to a point; thence North 90°00' West 261.9 feet to a point; thence North 00°06' East 418.5 feet to point of beginning, ALL in Township One (1), North, Range Ten (10) 'West of the 6th P.M., Webster County, Nebraska.

^{6 34 55} Lot Four (4) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) lying south of the Republican River, in Section Eleven (11), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

^{6 34 55} A tract of land lying in the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13), Township One (1) North, Range Ten (10) West of the 6th P.M.1 Webster County, Nebraska, and lying within the closed course more particularly described as follows:

Beginning at a point on the East boundary of said quarter section, which point bears N 00°06' E 1,960.6 feet from the center quarter corner of said Section and proceeding N 88°18' W 850.0 feet to a point; thence S 42°21'30" W 160.4 feet to a point; thence S 86°46' W 1,080.0 feet to a point; thence N 23°29'1" W 230.0 feet to a point; thence N 16°49'30" W 180.0 feet to a point; thence N 02°26' W 447.0 feet to a point on the North line of the same section; thence S 89°58' E 2,200.0 feet along said section line to the Northeast corner of said quarter section; thence S 00°06' W 674.4 feet along the East line of the same quarter section to the point of beginning.

Matthew J. King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

DEED OF DISTRIBUTION

BY

PERSONAL REPRESENTATIVE

DAVID A. GLEASON and TIMOTHY L. GLEASON, Co-Personal Representatives of the Estate of Philip L. Gleason, Deceased, GRANTOR, pursuant to appointment by the County Court of Franklin County, Nebraska, GRANTOR convey and release to DAVID A. GLEASON and TIMOTHY L. GLEASON, GRANTEEES, to each an equal undivided one-half interest as Tenants in Common, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The Northeast Quarter (NE $\frac{1}{4}$) of Section Fourteen (14), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

Lots Eight (8), Nine (9), and Ten (10) in Section Twelve (12); and part of Lot Three (3) in Section Thirteen (13) lying within the closed course more particularly described as follows: Beginning at the Northwest corner of said Lot 3, which point bears South 89°58' East 2,665.0 feet from the Northwest corner of Section 13, and proceeding thence South 89°58' East 1,063.0 feet to a point; thence South 46°00' East 238.0 feet to a point; thence South 00°18' West 848.0 feet to a point; thence North 55°26' West 639.0 feet to a point; thence North 62°14' West 500.00 feet to a point; thence North 90°00' West 261.9 feet to a point; thence North 00°06' East 418.5 feet to point of beginning, ALL in Township One (1), North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Lot Four (4) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) lying south of the Republican River, in Section Eleven (11), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

A tract of land lying in the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirteen (13), Township One (1) North, Range Ten (10) West of the 6th P.M.1 Webster County, Nebraska, and lying within the closed course more particularly described as follows:

Beginning at a point on the East boundary of said quarter section, which point bears N 00°06' E 1,960.6 feet from the center quarter corner of said Section and proceeding N 88°18' W 850.0 feet to a point; thence S 42°21'30" W 160.4 feet to a point; thence S 86°46' W 1,080.0 feet to a point; thence N 23°29'1" W 230.0 feet to a point; thence N 16°49'30" W 180.0 feet to a point; thence N 02°26' W 447.0 feet to a point on the North line of the same section; thence S 89°58' E 2,200.0 feet along said section line to the Northeast corner of said quarter section; thence S 00°06' W 674.4 feet along the East line of the same quarter section to the point of beginning.

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEEES are the persons entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEEES that GRANTOR has legal power and lawful authority to convey and release the same.

Executed: *August 8*, 2024.

ESTATE OF PHILIP L. GLEASON,
DECEASED.

STATE OF NEBRASKA)
) ss:
COUNTY OF FRANKLIN)

(SEAL)

GENERAL NOTARY - State of Nebraska
DOUGLAS R. WALKER
My Comm. Exp. December 29, 2027

When Recorded return to: DWSD-P.O. Box 340 Hildreth, NE 68947