### Residential & Commercial Sales Worksheet

(Continue on back)			
			000166400
Comments:			Comments from
			JTWD
	ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Commer
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adj
		Duplex	(305) □ Two Story Duplex
(50)	(60)   Excellent	Duplex	(304) ☐ One Story Duplex
(40) □ High (40) □	(50) Uery Good	y	(309) 🗆 2 1/2 Story
verage (30)	(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn	(30) 🖼 Average	y	(307) 🗆 1 1/2 Story
W	(20) 🗆 Fair	7	(302) ☐ Two Story
Cost Rank: Condition:	(10) 🗆 Low	,	(301) □ One Story
: 30	Residential Quality: 30		Townhouse or Duplex Style:
(5)   Metal Frame and Walls			(106) □ Other
(4)	(60)   Excellent		(111)   Bi-Level
(3) 🗆	(50) Uery Good	y	(104) 🗆 1 1/2 Story
(2) ☐ Reinforced Concrete Frame	(40) 🖼 Good	H	(103) □ Split Level
	(30) ₩ Average	7	(102)   Two Story
	(20)   Badly Worn	,	(101) 🖼 One Story
Primary: Other1:	(10) 🗆 Worn Out	ome	(100)  Mobile Home
on: 35 Commercial Occupancy Code:	Residential Condition:		Single Family Style: 101
227,315 Cost:			
1,288 Floor Sq. Ft.:		Floor:	£
1990	Construction Date:	Construction Date:	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	W
dential Commercial	Residential		
C) 1 D) 1	(RC)	RED CLOUD	Assessor Location:
150 Status Property Type Zoning Location City Size	149,	146,845	2,305
Date of Sale Property Classification Code	Total	Improvements	Land
4491 00 0 10105 007 0000	Value	Date of Sale Assessed Value	
GeoCde Twn Rng Sect Ort Subdiv Area Blk Parcel	XU	110	000166400
ode#	Useability & Code#	Sale Number	Location D
24 Base: 91-0002 Affiliated: Unified:	7/15/2024	2024 1287	91 2
e School District Code	Sale Date	Book Page	Cnty No.

#### 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 16 Does this conveyance divide a current parcel of land? Yes No 23 Was non-real property included in the purchase? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) City 1 Webster County, Nebraska Email Address n/a 5 Grantor's Name, Address, and Telephone (Please Print) 9 8 Type of Deed Street or Other Mailing Address Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Platt' Red Cloud, NE 68970 (785) 302-1325 1 County Name Good Life. Great Service. NEBRASKA 3 Address of Property 125 N Franklin St \$320,000 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Grantor's Name (Seller) Garrett Wickham Mo. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes Yes (A) Status Buyer Improved DEPARTMENT OF REVENUE IOLL Bill of Sale Unimproved Cemetery Yes Smarg! Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Jonathan Schriner ${m arVert}$ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . S No Seller No J Corrective Death Certificate – Transfer on Death The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Commercial Brothers and Sisters Aunt or Uncle to Niece or Nephew Multi-Family Single Family 2 WEBSTER - 91 Ex-spouse To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land 10 Type of Transfer 2 County Number 8 Value of Stamp or Exempt Number Court Decree Auction State Real Estate Transfer Statement 0 Register of Deed's Use Only Industrial Recreational Agricultural Exchange Distribution Executor Easement Easement Distribution Parents and Child Family Corp., Partnership, or LLC 1 Grandparents and Grandchild Zip Code Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Title 19 Name and A Grantees Mineral Interests-Producing Email Address n/a 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Red Cloud Street or Other Mailing Address 125 N Franklin Street Grantee's Name (Buyer) Jonathan Schriner and Erin Tharnish 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Phone Number (492) 747-4149 Recording Data Name and Address of Person to Whom the Tax Statement Should be Sent Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition Life Estate Irrevocable Trust 2020 Day \_ **९** № Quit Claim Personal Rep. Partition 15 Yr. Grantee Self Step-parent and Step-child Spouse Sale Is the If Yes, S Satisfaction of Contract Revocable Trust First Addition to Red Cloud, 2024 grantee a 501(c)(3) organization? is the grantee a 509(a) foundation? ✓ Warranty ☐ Trust/Trustee Sheriff Exempt 128-4 Date of Deed State Assessed Mo. 22 24 23 5 69 60 Other (Explain) Other Trustee to Beneficiary Day Transfer on Death Other For Dept. Use Only Date Phone Number (402) 746-4149 5 7/15/2024 320,000,00 320,000<u>'</u>.00 521 FORM <u></u> Mobile Home Zip Code 68970 Yes Yes $\widehat{\Omega}$ 2024 % **₹** ₹

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

State of Nebraska ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 15 day of 3,4 A.D., 2024, at 10:38 o'clock A.M. Recorded in Book 2024

on Page \_Comp\_ Porig Haria Assessor\_ County Clerk

NEBRASKA DOCUMENTARY STAMP TAX

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

### JOINT TENANCY WARRANTY DEED

defined in Neb. Rev. Stat. 76-201): Grantees, as joint tenants and not as tenants in common, the following described real estate (as valuable consideration received from Grantees, Jonathan Schriner and Erin Tharnish, convey to Garrett Wickham, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other

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

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 , 2024.

Garrett Wickham

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

Wickham, a single person. The foregoing instrument was acknowledged before me on July  $\slash$  , 2024 by Garrett

Notary Public

My commission expires:

### Residential & Commercial Sales Worksheet

(Continue on back)												
									:	300	200 000307300	000307200
					ents:	Comments:					rom	Comments from
								CHILD	RENT 8	TWEEN PA	QCD; TRANSFER BETWEEN PARENT &	QCD; Ti
								\$ <b>?</b>	justmen	eason for Ad	Assessor Comments and Reason for Adjustment:	Assessor Co
								r-):	ice (+ o	to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
Excellent	) 🗆 E	(60)								Øêda,	Two Story Duplex	(305) □ Tw
Very Good	)       	(50)				1.55%		Excellent	(60)		One Story Duplex	(304) 🗆 One
Good	) [] G				(40)			Very Good	(50) 🗆		2 1/2 Story	(309) 🗆 21/
Average	)     A		Above Average		(30) 🗆			Good	(40)		Split Level	(308) 🗆 Spl
Badly Worn	) 🗆 B	(20)	ўе	l Average	(20) 🗆			Average	(30)		1 1/2 Story	(307) 🗆 11/
☐ Worn Out	)	(10)		□ Low	(10)			Fair	(20)		Two Story	(302) □ Tw
	Condition:	Cor		Cost Rank:	Cost Ra	S.A.A.		Low	(10)		One Story	(301) 🗆 One
			rame	□ Pole Frame	(S)			Residential Quality:	Residentia		Townhouse or Duplex Style:	Townhouse o
		d Walls	Metal Frame and Walls	ı	(S)						ET.	(106) □ Other
	Walls	Wood or Steel Framed Ext. Walls	or Steel I	l l	( <del>4</del> )			Excellent	(60)		Bi-Level	(111) 🗆 Bi-i
		ng Walls	Masomy Bearing Walls		(3) 			Very Good	(50)		1 1/2 Story	(104) 🗆 11/
	(3)	Reinforced Concrete Frame	rced Con		(2)	ommonwa.		Good	(40)		Split Level	(103) 🗆 Spl
	rame		oof Struct	Firepro	(E)			Average	(30)		Two Story	(102) □ Tw
200		Commercial Construction Class:	nstructio	rcial Con	Comme	200		Badly Worn	(20)		One Story	(101) 🗆 On
er2:	Other2:	rl:	Other1:		Primary:			Worn Out	(10)		bile Home	(100)  Mobile Home
		Code:	Commercial Occupancy Code:	rcial Ocu	Comme			Residential Condition:	Residenti		200	Single Family Style:
					Cost:				Cost:	Building Cost New:	Buildin	
				Ft:	Floor Sq. Ft. :				Floor Sq. Ft. :	- 7 -		
			••	Construction Date :	Construct			n Date :	Construction Date:	_	Constr	
			nents.:	Multiple. Improvements. :	Multiple.			Multiple. Improvements. :	Multiple. In		Multiple Improvements:	
	T.	Commercial	C					Residential				
F) 2	E) 6	D) 1	Р	C)	01	В)	A) 1		H)	ніць (вн)	cation: BLUE	Assessor Location:
ze Parcel Size	City Size	Location	Zoning		Property Type	9.2	Status	120,395		114,095	6,300	6
le	ion Code	Date of Sale Property Classificati	operty C	Sale Pro	ate of S	Ð		Total		Improvements		Land
016 6660	0	20005	0 2	00			4133		Value	Date of Sale Assessed Value	Date of S	
Blk Parcel	Area 1	Subdiv A	Qr :	Sect	Rng	Twn	GeoCde	05	4	111		000307200
		mber	Parcel Number	Pa				Useability & Code#	Useabi	Sale Number		Location ID
·~	Unified:		æd:	Affiliated:		91-0074	Base:	4/5/2024	4	1308	2024	91
		School District Code	ol Distri	Scho				Sale Date	6.	Page	Book	Cnty No.

# **Real Estate Transfer Statement**

Grantee—Retain a copy of this docur 2024 Jul 15 02:10 PM	Register of Deed's Use Only  26 Date Deed Recorded  Mo Day	here Signature of Grantee or Authorized Representative  Attorney at Law	he exemption number 76-902(5)(a)  id this statement and that it is, to the best of my knowledge	23 Was non-real property included in the purchase?    Yes   V   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   25   25   26   27   27   28   29   29   29   29   29   29   29	agnoutural, list total number of acres transferred in this transaction	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.	606 West Lancaster St. 610 West Lancaster St. Blue Hill, NE 68930  18a No address assigned  18b Vacant land  18c No address assigned  18c No addre	e a current parcel of land?	\$95,450 15 Was the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the au	or Nephew Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spous	11 Was ownership transferred in full? (If No, explain the division.)    Vas   No   No   Vas real estate purchased for same   Vas the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	Was transfer part of IRS like- kind exchange (J.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grantor Trust Par	Type of Deed Conservator Distribution Land Contract/Memo Partition  Bill of Sale Corrective Easement Lease Personal Rep.  Cemetery Death Certificate – Transfer on Death Executor Mineral Quit Claim	Unimproved Single ramily Industrial Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing IOLL Commercial Recreational	ification Number. Check one box in categories A and B. Check C if property Is also a mobile home.  (B) Property Type	Email Address NA		okey Hill Road  Street or Other Mailing Address  OBox 416	Grantor's Name (Seller)  Grantor's Name (Seller)  Grantor's Name (Seller)  Grantor's Name (Seller)  Grantee's Name (Buyer)  Jerry J. Yost and Vicki K. Yost  Jeremy Yost	WEBSTER - 91	1 County Name 2 County Number 3 Date of Sale/Transfer 4 Page 1	The deed will not be recorded unless this statement is signed and items 1-25 are accurately co	The de	The	The	The
Ex05a Book	For Dept. Use Only	t Law 7/15/24  Date	and belief, true, com	305 N W C 25	<u> </u>	own of Blue Hill, Webster County, Sixteen (16), Original Town of Blue	Whom the Tax Statement Should be Sent	ite agent or a title company? (If Yes, include the name ntact.) Yes Vo	state the amoun	Otherent and Step-child	ased for same use?			State Assessed Mobile Home			Strate Strate VID Code NE COGE		relepnone (Please Print)	024 Mo. 04 Day 05 Yr. 2024	accurately completed.					

arded	\ssessor	Computer	ndex

ヘブヘー

NEBRASKA DOCUMENTARY
STAMP TAX

Ex05a Date: 07/15/24

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 PM. Recorded in Book 2024 on Page 1308

Phoengel Deputy County Clerk

Fee: \$10.00 By: AS Electronically Recorded

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

### QUITCLAIM DEED

NEB. REV. STAT. Section 76-201) in Webster County, Nebraska: conveys to Jeremy Yost, a single person, Grantee, the following described real estate (as defined in 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,

Original Town of Blue Hill, Webster County, Nebraska; and 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. The East Half (E 1/2) of Lot Eleven (11) and all of Lot Twelve (12), Block Sixteen (16),

EXECUTED: Hpc: 2024.

County of Adams ebraska Grantor SS

Vicki K.

Yost,

Granto

The foregoing instrument was acknowledged before me on the 157 \_day of.

2024, by Jerry J. Yost and Vicki K. Yost, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska
PIERCE FIALA My Comm. Exp. July 11, 2025

> lature, Notary Public

12/2 4

Printed Name, Notary Public

### Residential & Commercial Sales Worksheet

(Continue on back)										
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				Comments:	Сош				from	Comments from
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							Jusument	Vegaon 101 Fac	WD	WD C
						- <del>):</del>	ce (+ or	t to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
☐ Excellent	(60)								Two Story Duplex	(305) □ Tw
	(50)					Excellent	(60) II	77.0	One Story Duplex	(304) □ On
			□ High	(40)		Very Good	(50) 🗆 1		2 1/2 Story	(309) 🗆 21
		Above Average	□ Abo	(30) [		Good	(40) 🗆 🤇		Split Level	(308) □ Spl
□ Badly Worn	(20)	age	□ Average	(20) [		Average	(30) 🗆 1		1 1/2 Story	(307) 🗆 11
(10) □ Worn Out	(10)	7	□ Low	(10) [		Fair	(20) 🗆 1		Two Story	(302) 🗆 Tw
ondition:	Con			Cost Rank:		Low	(10) 🗆 1		One Story	(301) 🗆 On
		Pole Frame	□ Pole	9		Quality:	Residential Quality:		Townhouse or Duplex Style:	Townhouse o
	Metal Frame and Walls	al Frame	□ Meta	(5)					her	(106) □ Other
Walls	Wood or Steel Framed Ext. Walls	od or Stee	□ Woo	(4)		Excellent	(60) 🗆 I		Bi-Level	(111) 🗆 Bi-
	Masonry Bearing Walls	onry Bea	□ Mas	(3) [		Very Good			1 1/2 Story	(104) 🗆 11
	Reinforced Concrete Frame	ıforced C		1		Good	(40) 🗆 (		Split Level	(103) 🗆 Spl
rame	1	proof Str	☐ Fire	9		Average	(30) 🗆 ,		Two Story	(102) □ Tw
	lass:	onstruc	ercial (	Comm		Badly Wom	(20) 🗆 ]		One Story	(101) 🗆 On
Other2:		Ω	7.5	Primary:		Wom Out	(10) 🗆 1		Mobile Home	(100) 🗆 Mc
	Commercial Occupancy Code:	Ccupan	ercial (	Comm		Condition:	Residential Condition:	-	12.0	Single Family Style:
				Cost:			Cost:		Buildi	
			į. Ft. :	Floor Sq. Ft. :			Floor Sq. Ft. :	Floor:		
		ਦ ::	Construction Date:	Constru		Date:	Construction Date:		Const	
		Multiple. Improvements. :	:. Improv	Multiple		rovements.:	Multiple. Improvements. :	Multiple Improvements:	Multiple In	
Commercial	Commercia					Residential				
E) 6 F) 2	D) <b>1</b>	C) 1		01	2 B)	A)	<b>C)</b>	CLOUD (RC)	ocation: RED	Assessor Location:
City Size Parcel Size	Location	Zoning	ype	Property Type	Status   I	1,640			1,640	ш
on Code	Date of Sale Property Classification Code	roperty	Sale I	Date of		Total		Improvements		Land
000 0000	10110	0	00		4371	4	Value	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv A	Ort	Sect	n Rng	GeoCde Twn	Q	Н	112	100	000168100
	Parcel Number	Parcel I				Useability & Code#	Useabili	Sale Number		Location ID
Unified:		iated:	Affiliated:	91-0002	Base: 91-	7/17/2024 B	7/1	1309	2024	91
	School District Code	hool Dis	Scl			Sale Date	S	Page	Book	Cnty No.

### NEBRASKA Good Life, Great Service.

## Real Estate Transfer Statement with the Register of Deeds. Read instructions on reverse side.



52	TOT

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	0	<u>ا</u> ج ک
	rding Data	26 Date Deed Recorded 27 Value of Stamp or Exempt Number
For Dept. Use Only	e Only	Register of Deed's Use Only
Date	Title	<b>Nere</b> Signature of Grantee or Authorized Representative
Phone Number 07/17/2024	Attorney	Sign Print or Type Name of Grantle or Authorized Representative
(402) 746-3613		correct, and that I am duly authorized to sign this statement.  Kory McCracken
nplete, and	otion numbertement and that it is, to the best of my knowledge and belief, true, complete, and	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 the
1,000,00		∠ A Unimara principal para iso real solate (in to ∠∠ πima and εγγ)
2 000100		2
	see instructions)	23 Was non-real property included in the purchase?
2,000,00	22	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		See Attached
		dditional pa
		18a No address assigned 18b Vacant land
	Same as Grantee	1046 N Chestrut St Red Cloud NE 68970
	19 Name and Address of Person to Whom the Tax Statement Should be Sent	f Prop
(If Yes, include the name	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	16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No
and interest rate.)%	15 Was the mortgage assumed? (If Yes, state the amount and in Yes  \( \frac{1}{2} \) No \$	14 What is the current market value of the real property? \$1,640
	Step-parent and Step-child	
		Nephew
	(If Yes, check	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?
(If No, state the intended use.)	12 Was real estate purchased for same use? (If No No	hip transferred in full? (If No, explain the division.)
Trustee to Beneficiary Other (Explain)	state Salis Satisfaction of Contract C	Distribution L  Basement   Baseme
	Personal Rep. Trust/Trustee  Quit Claim Warranty	icate – Transfer on Death Executor
Mobile Home	☐ Mineral Interests-Nonproducing       ☐ State Assessed         ☐ Mineral Interests-Producing       ☐ Exempt	☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural
(C)	(B) Property Type	
	C if property is also a mobile home.	7 Property Classification Number Check one box in categories A and B. Check C if property is also a mobile home.
) foundation? Yes No	If Yes, is the grantee a 509(a	Finale Nutriber
	Denver Is the grantee a 501(c)(3) or	City State 4p Code Red Cloud NE 68970
45004	Street or Other Mailing Address 8162 Umatilla St	TO DO TO THE TAXABLE PARTY OF TAXABLE PARTY
	Grantee's Name (Buyer) Lynnette Lygrisse	Grantor's Name (Seller) The City of Red Cloud, Board of Public Trust
	tee's Name, Address, and Telephone (Please Prir	5 Grantor's Name, Address, and Telephone (Please Print)
17 Yr. 2024	Mo. 07 Day 17 Yr. 2024 Mo. 07 Day	County Name  2 County Nutriber  WEBSTER - 91
	deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.	The
	If additional space is needed, add an attachment and identify the applicable item number.	• If additional space is needed, add an atta

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 10 day of 14 A.D., 2024 at 12:40 o'clock 0 M. Recorded in Book 2024 on Page 1354-1310

on Page Labory Haning Assessor\_ County Clerk

B Deputy Carded\_ Deputy



#### WARRANTY DEED

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

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

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

- roads and highways, easements and restrictions of record; (1) is lawfully seized of such real estate and that it is free from encumbrances, except
- (2) has legal power and lawful authority to convey the same;
- Executed July 17 (3) warrants and will defend title to the real estate against the lawful claims of all persons. ر 2024.

THE CITY OF RED CLOUD

BOARD OF PUBLIC TRUST

Kory McCracken, Chairman

Bruce Sundling, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires Uthber 1,2025

GENERAL NOTARY - State of Nebraska
DANA L. SUTTERFIELD
My Comm. Exp. October 1, 2025

Notary Public

### RESOLUTION NO. 884

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

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

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

- thousand dollars (\$5,000.00). That the fair market value of the real property described above is less than five
- not less than seven (7) days prior to the sale of the property. sale shall be posted in three (3) prominent places within the Municipality for a period of That after passage of this resolution directing the sale of the property, notice of such
- 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. That The City of Red Cloud, Board of Public Trust is hereby authorized and directed

ATIEST

THE CITY OF RED CLOUD, NEBRASKA

City Clerk Schmut

Mayor

### Agricultural Land Sales Worksheet

13,840	9.000	Non-AG TOTAL	8,440		Outbuildings
		Other	4,215		Dwellings
		Recreation			
		Home Sites	76,345	27.760	4D
13,840	1.000	Farm Sites	690	0.250	4D1
	8.000	Roads			3D
575,190	311.630	AG LAND TOTAL			3D1
		Other	57,805	21.020	2D
8,355	16.710	Waste	46,975	17.080	2D1
		Accretion	106,125	38.590	םו
		Shelterbelt/Timber	2,505	0.910	DRYLAND 1D1
68,850	52.960	4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
55,175	38.050	2G1			2A1
5,845	3.770	1G			1A
146,520	94.530	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	Lcc	VALUE:	ACRES:	LCG
E) 0 F) 10	C) 5 D) 3	A) 1 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	601,685	12,655	589,030
tion Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 1515	0 00000	4375 2 9 25	alue	Date of Sale Assessed Value	Da
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rung Sect	4 05	113	001111500
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 65-0011 Affil	7/16/2024	4 1315	91 2024
	School District Code	Sc	Sale Date	k Page	Cnty No. Book

			001111500	Comments from Com			WD; TRANSFER TO LLC	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)		•		Comments:					Total Recapture Value:

#### NEBRASKA

61513

# Real Estate Transfer Statement

521 FORM

26 Date Deed Records sign 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18a | No address assigned City Lenexa nere 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 16 Does this conveyance divide a current parcel of land?

☐ Yes ☑ No 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 18 Address of Property 11 Was ownership transferred in full? (If No, explain the division.) 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. Street or Other Mailing Address 9337 Alden Street 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Phone Number (913) 488-5094 Grantor's Name (Seiler)
Judy K. Temaat and Phillip J. Temaat 6th P.M., Webster County, Nebraska He 2475 Road J, Guide Rock, NE 68942 temaat21@gmail.com Mo. County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 (A) Status Unimproved IOLL I Buyer East Half (E1/2) of Section Twenty-five (25), Township Two (2) North, Range Nine (9), West of the nange) by buyer or selier? Cemetery Bill of Sale Print or 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.

(913) Day\_ Signature of Grantee or Authorized Representative **S** □ المكا ] Seller ☑ No Death Certificate - Transfer on Death ☐ Conservator pe Name of Grantee Corrective × The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. Commercial Single Family Brothers and Sisters Multi-Family Ex-spouse 2 WEBSTER - 91 • To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attackment and identify the applicable item number. 18b Vacant land 10 Type of Transfer 2 County Number Register of Deed's
Value of Stamp or Exempt Number
\$ Exempt #56 Auction Court Decree 잻 futhorized Representative t Xempt ✓ Agricultural Industrial Recreational Easement
Exchange  $\prod Distribution$ Executor J Distribution Easement Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Zip Code 66215 Gift Granter Trust s Use Only Foreclosure Land Contract/Memo Mineral Lease (B) Property Type Title Lenexa 9337 Alden St, Lenexa, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) \( \bigcap \cdot \text{res} \) \( \bigcap \text{res} \) Phillip J. Temaat and Judy K. Temaat 19 Name and Address of Person to Whom the Tax Statement Should be Sent 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer ptemaat10@gmail.com 9337 Alden Street Grantee's Name (Buyer)
321 Farms, LLC, a Nebraska limited liability company Mineral Interests-Producing Mineral Interests-Nonproducing Thone Number (913) 602-1205 Mo. Was the mortgage assumed? (If Yes, state the amount and interest rate.) \_\_\_\_ Yes Partition Irrevocable Trust ∐Life Estate hear, 12 Was real estate purchased for same use? (If No, state the intended use.) Day 160 Yr. 2024 Partition S 8 Quit Claim 5(b) Step-parent and Step-child Spause Personal Rep. Paralegal Revocable Trust s Satisfaction of Contract Sale Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation?  $\overline{\omega}$  $\bar{\sigma}$ ✓ Warranty KS 66215 \_|Trust/Trustee Sheriff State Assessed
Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) **ŏ** N Other (Explain) Transfer to LLC Other Day ! Trustee to Beneficiary Transfer on Death Other Ille Yr. For Dept. Use Only 7-110-2024 Date Phone Number (913) 742-7221 Mobile Home Zip Code 66215 2024 ર્જ઼ જે ŝ 900 9 **S** ₹ ď ₹ 8 8

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/19/24

Ex05b By AS

State of Nebraska ss. County of Webster

Bk 2024, Pg 1315

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

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Creative Planning Legal, P.A., 5454 W. 110th Street, Overland Park, KS 66211 - 913-327-9455 Prepared By/Return To:

### WARRANTY DEED

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. THIS DEED, Made and entered into this 16th day of July, 2024, by and between

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

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

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

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

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

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

dudy K. Temaat

Phillip J. Temaat

STATE OF KANSAS

COUNTY OF JOHNSON

) SS:

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

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

[Seal]

Notary Public, State of Kansas My Appointment Expires

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. Temaat

Phillip J. Temaat

### Residential & Commercial Sales Worksheet

(Continue on back)								
							400	000120400
			Comments:	Con			from	Comments from
								1
	;				stment:	ason for Adju	Assessor Comments and Reason for Adjustment:	Assessor Cor
					e (+ or -):	to Sale Price	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
							Two Story Duplex	(305) 🗆 Tw
					)	(60)	One Story Duplex	(304) 🗆 On
		□ High	(40)			(50)	2 1/2 Story	(309) 🗆 21
	Above Average	☐ Abo	(30)		)) 🛘 Good	(40)	Split Level	(308) 🗆 Spi
-	age	□ Average	(20)		)) 🖼 Average	(30)	1 1/2 Story	(307) 🗆 11
(10) □ Worn Out		(10) 🗆 Low	(10)			(20)	Two Story	(302) 🗆 Tw
Condition:		Cost Rank:	Cost		)) 🗆 Low	(10)	One Story	(301) 🗆 On
	Frame	□ Pole Frame	(6)	4	Residential Quality: 3.0		Townhouse or Duplex Style:	Townhouse o
	Metal Frame and Walls	□ Meta	(5)				ner	(106) □ Other
amed Ext. Walls	Wood or Steel Framed Ext	□ Woo	(4)			(60)	Bi-Level	(111) 🗆 🖼
Walls	Masonry Bearing Walls	□ Mas	(3)		)) 🗆 Very Good	(50)	1 1/2 Story	(104) 🗆 11
ete Frame	Reinforced Concrete Fram	□ Rein	(3)		E	(40)	Split Level	(103) 🗆 Sp
rame	roof Structur	□ Fire	Ξ		(30) □ Average	(3	Two Story	(102) 🗆 Tw
	Commercial Construction Class:	mercial C	C		(20) □ Badly Worn	(2	One Story	(101) 🖼 Or
Other2:	Other1:	ary:	Primary:		(10) Worn Out	(1	Mobile Home	(100) 🗆 M
ode:	Commercial Occupancy Code:	mercial C	Com		Residential Condition: 40	P. P	Single Family Style: 101	Single Famil
			Cost :	70	st: 138,570		Buildin	
	-	Floor Sq. Ft. :	Floor	)3	Floor Sq. Ft. : 1,403	_	As a second	
	e:	Construction Date:	Const	0	Construction Date: 1900		Constr	
	ements.:	Multiple. Improvements. :	Multi		Multiple. Improvements. :		Multiple Improvements:	
Commercial	Co				Residential			
)) 1 E) 6 F) 3	C) 1 D)		B) 01	A) 1		CLOUD (RC)	RED	Assessor Location:
Location City Size Parcel Size	Zoning   L	20 Mg	Property Type	Status	138,925	135,645	3,280	1.3
assification Code	Date of Sale Property Classificat	of Sale F	Date		Total	Improvements		Land
10015 002 0000	0 10	00		4371	alue	Date of Sale Assessed Value	Date of Sa	
Subdiv Area Bik Parcel	Qrt	rg Sect	Twn Rng	GeoCde ]	Н	114		000120400
iber	Parcel Number				Useability & Code #	Sale Number		Location ID
Unified:	iated:	Affiliated:	91-0002	Base: 91	7/19/2024	1317	2024	91
t Code	School District Code	Scl			Sale Date	Page	Book	Cnty No.

NEBRASKA

# Real Estate Transfer Statement

521 FORM

Phone Number 303-3-3-5-Email Address n/a City Blue Hill 5 Grantor's Name, Address, and Telephone (Please Print) Good Life. Great Service. Street or Other Mailing Address 1006 W York Street Grantor's Name (Seller)
Ryan P Kort PR of Est of Phyllis Kort Webster County Name 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.
 County Number
 Date of Sale/Transfer
 Date of Sale/Transfer 91 County Number NE State Zip Code 68930 Phone Number
102 - 984 - 293 3
Email Address City Street or Other Mailing Address Grantee's Name (Buyer) Justin Zywiec 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mo. 7 Red Day 19 9 Yr. 2024 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? 4 Date of Deed

Mo. 7 \_\_\_\_ [ en Day 19 <u></u> Zip Code Yes No 2024

	28 Date Deed Recorded   29 Value of Stamp or Exempt Number   30 Recording Data   1   2   3   3   3   3   3   3   3   3   3
For Dept. Use Only	Register of Deed's Use Only
Date	<b>here</b> Signature of Grantee of Authorized Representative
7/19/2024	sentative
9, and correct, 402-984-2933	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  Justin Zywiec
c missile field? (See Instructions)	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 Vinyes, is the required affidavit attached to this filing? Yes No
85,00 <u>0,00</u>               	22 Total purchase price, including any liabilities assumed
), Twenty-five loud, Webster ing to the recorded	3), Twenty-four (24 s Addition to Red C y, Nebraska, accord
	18a No address assigned 18b Vacant land
nt Should be Sent	18 Address of Property 530 N Locust Red Cloud, NE 68970  19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
Title, LLC No	16 Does this conveyance divide a current parcel of land?    Yes   V   No
and interest rate.)	What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount School Sch
	Ex-spouse Parents and Child Step-parent and Step-child
Other	, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ce or Nephew
use? (If No, state the intended use.)	11 Was ownership transferred in full? (If No, explain the division.)  12 Was real estate purchased for same use?  13 Yes No
Transfer on Death Trustee to Beneficiary Other (Explain)	Was transfer part of IHS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller Vo Seller Solution Seller
Other	
	Commercial Recreational
sed Mobile Home	□ Improved □ □-Single Family □ Industrial □ Mineral Interests-Nonproducing □ State Assessed □ Unimproved □ Multi-Family □ Agricultural □ Mineral Interests-Producing □ Exempt
(C)	(A) Status (B) Property Type
	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

28 19 Yr. 24 S 191.25 BKassy, to ū Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska \ss County of Webster J

on Page o'clock & OM. Recorded in Book ADDIT Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day Clerk's office of said county this\_ 11011 Comp Smat Provi of said county this 17 day

A.D., 20 24 at 10: 24 Assessor County Clerk

Deputy Carded

NEBRASKA DOCUMENTARY STAMP TAX...

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

### PERSONAL REPRESENTATIVE DEED

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

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

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

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

EXECUTED: シル 19,2024

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

STATE OF NEBRASKA

COUNTY OF Webste

SS

Ryan P. Kort, Personal Representative of the Estate of Phylis A. The foregoing instrument was acknowledged before me Nort. On

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

Notary Public

324901.4v1

#### Agricultural Land Sales Worksheet

									The second second
			Non-AG TOTAL	Non-		\$ 0°00°		73	Outbuildings
			Other					JS .	Dwellings
			Recreation						
			Home Sites		3,330		1.210	D	4D
			Farm Sites					i i	4D1
	X6.34		Roads						3D
6,495	3.050	1.5	AG LAND TOTAL	AG LA	85		0.030		3D1
			Other						2D
			Waste		1,155		0.420	111	2D1
			Accretion					0	ID
			Shelterbelt/Timber	4S				<u> </u>	DRYLAND IDI
			<u>4</u> G					A	4A
1,195	0.920		4G1					1	4A1
			3G					A	3A
			3G1					<u> </u>	3A1
			2G					A	2A
			2G1					1	2A1
170	0.110		1G					1A	1
560	0.360		GRASSLAND 1G1	GRA				1	IRRIGATED 1A1
VALUE:	·S:	ACRES:	LCG		VALUE:	V.	ACRES:		LCG
E) 0 F) 5	D) 3	C) 1	B) 01	A) 2	ATION	) IRRIGATION	irrigation Type: NO	Irriga	
City Size Parcel Size	Location	Zoning	Property Type	Status	6,495				6,495
ion Code	Classificat	Property	Date of Sale Property Classification Code		Total		Improvements	Im	Land
000 0000	00000	0	1 12 3	0000			Date of Sale Assessed Value	)ate of S	Ī
Area Blk Parcel	Subdiv	Qrt	Twn Rug Sect	GeoCde	04	4	115		002200602
	umber	Parcel Number			Useability & Code#	Useabilii	Sale Number	Sal	Location D
Unified:	•	Affiliated:	91-0002 Affi	Base: 91	7/19/2024	7/1	1329	2024	91 20
	rict Code	School District Code	Sı		Sale Date	S	Page	Book	Cnty No. B

		002200602	Comments from Co			JTWD; TRANSFER FROM PARENT TO CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
(Continue on back)			Comments:					Total Recapture Value:	

#### NEBRASKA

Good Life, Great Service.

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

**521** 

Regist 27 Value of Stamp or Ex \$ 6.75  rsedes 96-269-2008 Rev. 6-2019 Grantee—	ransfer	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	16 Does this conveyance divide a current parcel of land?  Ves No  18 Address of Property  597 Road 500  Inavale NE 68952	14 What is the current market value of the real property?	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?  Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partner  Brothers and Sisters Grandparents and Grandparents and Grandparents and Child	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Fore Easement Gift Court Decree Exchange Grant Was ownership transferred in full? (If No, explain the division.)	8 Type of Deed Conservator Distribution L Bill of Sale Corrective Easement L Cemetery Death Certificate – Transfer on Death Executor	d Single Family Industrial  Nuti-Family Agricultural  Commercial Recreational	amber. Check one box in categories A and B. Check (	Email Address Fnjhersh@gpcom.net	Red Cloud NE 68970	Nailing Address Coad		ase Print)	The deed will not be recorded unless this statem  County Name  County Number	• If additional space is needed, add an attac
er of Deed's Use Only empt Number  28 Recording Data (SK 2024) 1329  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Retain a copy of this document for your records.	23 24 24 24 24 24 24 24 24 24 24 24 24 24		real estate agent or a title company? (If Yes, include the pany contact.) Yes	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes V No \$	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	Foreclosure	Lease	ts-Nonproducing State Assessed	Cif property is also a mobile home.	@gmail.com	O Inavale State State State City State State State 68952  Phone Number 1 Is the grantee a 501 (c)(3) organization? Yes VNo	her Mailing Address er Road	Grantee's Name (Buyer) Brandon D. Hersh and Marci D. Hersh	ss, and Telephone (Please Print)	pleted. Deed Q	<ul> <li>If additional space is needed, add an attachment and identify the applicable item number.</li> </ul>

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

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, 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; N89°37'53"W (assumed bearing) on the South line of said Southeast Quarter, a distance containing 3.04 acres, more or less; Township 1 North, Range 12 West of the Sixth P.M., Webster County, Nebraska; Thence Commencing at the Southeast corner of the Southeast Quarter of said Section 3,

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

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

State of Nebraska ss. County of Webster

Entered on the numerical incox 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 of M. Recorded in Book 2024 on Page 1324 County Clerk 16.00 Assessor Carded Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
7-19-24

### JOINT TENACY WARRANTY DEED

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

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

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

Nebraska, more particularly described as follows: 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, A permanent easement for ingress and egress, over and across a tract of land

said South line, a distance of 689.48 feet; Thence N21°03'39"W, a distance of distance of 33.00 feet to the West County Right-Of-Way easement line of County 148.47 feet; Thence S68°56'21"W, a distance of 40.00 feet; Thence S21°03'39"E, Road 500, this being the point of beginning; Thence continuing N89°37'53"W, on Thence N89°37'53"W (assumed bearing), on the South line of said Section 3, a 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;

distance of 40.00 feet to the point of beginning, containing 0.79 acres, more or 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

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

Rodgef E. Hersh

Joseph D Idere

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss

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

Comm. Expires 10-1-2025

GENERAL NOTARY - State of Nebraska
DANA L. SUTTERFIELD
My Comm. Exp. October 1, 2025

Notary Public

#### Agricultural Land Sales Worksheet

38,840	2.000	Non-AG TOTAL	56,635		Outbuildings
		Other	226,490		Dwellings
		Recreation			
25,000	1.000	Home Sites			<del>1</del>
13,840	1.000	Farm Sites			4D1
P. Comments of the Comments of		Roads			<b>3</b> D
11,500	7.750	AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND IDI
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
7,335	5.060	2G1	·		2A1
1,115	0.720	1G			1A
3,050	1.970	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 7	5 D) 3	A) 1 B) 05 C)		Irrigation Type:	[]
City Size Parcel Size	Zoning Location	Status Property Type Z	333,465	283,125	50,340
tion Code	Date of Sale Property Classification Code	Date of Sale Pr	Total	Improvements	Land
1 000 7015	0 00000	4131 4 11 7		Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	4 05	116	002107900
	Parcel Number	$\mathbf{p}_{i}$	Useability & Code#	Sale Number	Location ID :
Unified:	ed:	Base: 01-0123 Affiliated:	1/1/2024	1331	91 2024
	School District Code	Scho	Sale Date	Page	Cnty No. Book

	The state of the s		002107900	Comments from Com			WD; SALE BETWEEN PARENTS & CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)				Comments:					Total Recapture Value:

\_

Register of Deed's Use Only 26 Date Deed Recorded  Mo. 1 Day 23 Yr. 34 \$ 140. 25  Nebraska Department of Revenue Form No. 96-269-2006 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019  Grantee—Retain a copy of this	Under penalties of law, I declare that I have examined this statement and that it is, I revor W. Karr  Print or Hise Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Title	22 Total purchase price, including any liabilities assumed	A tract of land in the Northeast Quarter of the Southwest Quarter (NE½SW½) of Section Seven (7), Township Four (4) North, Range I the 6th P.M., Webster County, Nebraska, described as follows: commencing at the Northeast corner of said Southwest Quarter (SW) 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+-	18 Address of Property  2347 Age 175C  Biodex, UE 68938  18a \[ \text{No address assigned} \]  18b \[ \text{No address assigned} \]  20 Legal Description (Attach additional pages if peopled)	\$328,54  Does this a	e or Nephew	Bill of Sale	heck (	Bladen NE 68928 Phong Number 7) 72 Email Address n/a		MEBRASKA Good Life, Great Service.  DEPARTMENT OF REVISION 1 County Name 1 County Name 1 Serantor's Name, Address, and Telephone (Please Brief)  Real Estate Translate Translate with the Register of Deeds. • Register of
ster of Deed's Use Only    28 Recording Data	and that it is, to the best of my knowledge and belief, true, complete, and  402-152-1124  Phone Number 51-12024  Title  Date 7//8/24	22 \$ 328,547,00  1.5tructions)	of Section Seven (7), Township Four (4) North, Range Eleven (11) West of at the Northeast corner of said Southwest Quarter (SW1/4), thence running 7 rods to the place of beginning.	ent	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)    Yes   You   5	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	Cario Collinactivities   Partition   Sheriff   Other     Lease   Personal Rep.   Trust/Trustee     Mineral   Quit Claim   Z Warranty     Foreclosure   Irrevocable Trust   Revocable Trust   Transfer on Death     Calit   Z Sale   Satisfaction of Contract   Other (Explain)     Takes   Trustee to Beneficiary     Calit   Partition   Satisfaction of Contract   Other (Explain)     Takes   No   No   State the intended use.)	State Assesss	State   Stat	Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trevor W. Karr and Jennifer C. Karr See 会計で Street or Other Mailing Address 770 West Avenue	Real Estate Transfer Statement  To be filed with the Register of Deeds. • Read instructions on reverse side.  If additional space is needed, add an attachment and identify the applicable item number.  The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.    County Number   3 Date of Sale/Transfer   4 Date of Deed

State of Nebraska Sss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this A 3 day or July A.D., 20 24, at 11:03 \_Comp\_ Def trans Assessor County Clerk

Deputy Carded

NEBRASKA DOCUMENTARY

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. convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Karr and Angela M. Karr, husband and wife, as joint tenants, an undivided one-half interest;

corner of said Southwest Quarter (SW¼), thence running South 20 rods; thence West 80 rods, thence North 20 rods; and thence East 80 rods to the place of beginning. Webster County, Nebraska, described as follows: commencing at the Northeast Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., A tract of land in the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of

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

- are lawfully seised of such real estate and that it is free from encumbrances;
- have legal power and lawful authority to convey the same;
- $\overline{\omega}$ warrant and will defend title to the real estate against the lawful claims of all persons.

Executed , 2024. Mary L. Kań

COUNTY OF ADAMS STATE OF NEBRASKA

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

2024 by

GENERAL NOTARY - State of Nebraska D. CHARLES SHOEMAKER My Comm. Exp. October 13, 2026

Notary Public

### Residential & Commercial Sales Worksheet

(Continue on back)	(Contin												
												00	000119300
						nts:	Comments:					rom	Comments from
										EX-SPOUSE	BETWEEN EX-	TRANSFER BET	WD; TRA
					3				**	justment	eason for Ad	Assessor Comments and Reason for Adjustment:	Assessor Co
	i								r -):	ice (+ 0)	to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
nt	Excellent		(60)									Two Story Duplex	(305) □ Two
ood	Very Good		(50)				525		Excellent	(60)		One Story Duplex	
	Good					(40)			Very Good	(50)		2 Story	(309) 🗆 2 1/2 Story
ro .	Ачегаде	æ		Above Average		(30)			Good	(40)		Split Level	(308) □ Spli
Vom			(20)	ัด	Average	(20) 🖼	-		Average	(30)		1 1/2 Story	(307) 🗆 1 1/.
	Wom Out				Low	(10)			Fair	(20)		Two Story	(302) 🗆 Two
40000	Condition: 30	ditio			Cost Rank: 20	Cost Rai	22%		Low	(10)		One Story	(301) □ One
				ame		(6) U			Residential Quality:	Residentia		Townhouse or Duplex Style:	Townhouse or
			Metal Frame and Walls	Tame ar		(5) 🗆						eī	(106) 🗆 Other
	ρ.	Walls	Wood or Steel Framed Ext. Walls	or Steel	, ,	(4)			Excellent	(60)		Bi-Level	(111) [] Bi-I
			Masonry Bearing Walls	ry Beari		(3) <b>H</b>			Very Good	(50)		1 1/2 Story	(104) 🗆 11/
;		"	Reinforced Concrete Frame	rced Cor		(2) 🗆			Good	(40)		Split Level	(103) 🗆 Spli
		rame		of Struc	Firepro	(i)			Average	(30)		Two Story	(102) 🗆 Two
3			Commercial Construction Class: 3	ıstructio	rcial Cor	Comme	\$2 <b>5</b> 60		Badly Worn	(20)		One Story	(101) 🗖 One
	Other2:		er1:	Other1:	528	Primary:			Wom Out	(10)		bile Home	(100) □ Mobile Home
			Code:	:upancy	Commercial Occupancy Code:	Comme			Residential Condition:	Residentia			Single Family Style:
			,480	266,480		Cost:	_			Cost:		Buildin	
			,000	4,	Ft:	Floor Sq. Ft. :				Floor Sq. Ft. :	Floor:		
			1900		Construction Date:	Construct			n Date :	Construction Date:		Constr	
;			23	ients. :	Multiple. Improvements.	Multiple.			Multiple. Improvements. :	Multiple. In		Multiple Improvements:	
		ial	Commercia						Residential				
F) <b>1</b>	σ	Œ	D) <b>1</b>	ω	9	03	В)	A) 1		C)	CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	Ωty	Location	Zoning	Co. There	Property Type	Pα	Status	48,965		46,575	2,390	2
	ion Code	ion C	Date of Sale Property Classificat	perty	Sale Pro	ate of §	<u> </u>		Total		Improvements		Land
0000	002		10010	0	00			4371		Value	Date of Sale Assessed Value	Date of S	
Parcel	'Blk	Area	Subdiv / A	Ort	Sect	Rng	Twn	GeoCde	0.5	4	117		000119300
			umber	Parcel Number	Pa				Useability & Code#	Useabi	Sale Number		Location ID
	ied:	Unified:		ed:	Affiliated:	002	91-0002	Base: 9	24/2024	7/	1348	2024	91
		4000 1000 2000	School District Code	ol Disti	Scho				Sale Date		Page	Book	Cnty No.

### NEBRASKA Good Life. Great Service.

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

FORM **521** 

	BK20242 1348	Mo. 1 Day 24 Yr. 24 \$ EXCAPAT # SA
For Dept. Use Only		Register of Deed's Use Only
Date		here Signature of Grantee or Authorized Representative
Phone Number 7/24/24	Attorney	sentative
102.746.3613	is, to the best of my knowledge and belief, true, complete, and correct, $402.$	w, I declare to right of the control
ilistic missile field ? (See instructions)	a county or other geographic area with an active air torce ballistic mis	The state of the
0.00	23 5	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0;.00 0:.00	22	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		See legal description attached.
		18a No address assigned 18b Vacant land
hould be Sent	Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	426 N Elm Street (S
(If Yes, include the name	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes	Does this conveyance divide a current parcel of land?  Yes No
nterest rate.)%	Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No \$	What is the current market value of the real property? 43,000.00
	Step-parent ar	Parents and Child
	LC	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, chec  Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC  Republication  Grandbard and Grandbard
	Ves No	Yes No
Trustee to Beneficiary  Other (Explain) Dissolution  Of It No. state the intended use.)	Life Estate Sale Partition Satisfaction of Contract  12 Was real estate purchased for same use	Easement []
Transfer on Death	Quit Claim Warranty	Death Certificate – Transfer on Death
Other	Lease Personal Rep. Trust/Trustee	8 Type of Deed
	Mineral Interests-Producing	Unimproved Multi-Family Agricultural M
Mobile Home	ts-Nonproducing	d Single Family Industrial
(C)	Cif property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  (A) Status
ation? Yes Volume No	Phone Number Is the grantee a 501(c)(3) organization? 402.746.2413 If Yes, is the grantee a 509(a) foundation?	413
68970	Red Cloud	Red Cloud NE 58970 City Red Cloud
	Street or Other Mailing Address 426 N Elm Street	
	Grantee's Name (Buyer) CRAIG C. LOCKHART	
	Name, Address, and Telephone (Please I	, Address, and Telephone (Please Print)
24 Yr. 2024	3 Date of Sale/Transfer 4 Date of Deed Mo. 07 Day 24 Yr. 2024 Mo. 07 Day 24	1 County Name 2 County Number 3 E Webster 91
	signed and items 1-27 are accurately completed.	The d
(	t and identify the applicable item number.	• If additional space is needed, add an attachment and identify the applicable item number.

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 to the south side of the garage building located on the north part of said 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

Entered on the numerical index and filed for record in the Cierk's office of said county this 24 day of 0.00 A. Recorded in Book 2024 or clock 4.00 M. Recorded in Book 2024 on Page 1346 State of Nebraska ss.
County of Webster on Page County Clerk 5 Comp\_\_\_Assessor\_ Carded.



#### WARRANTY DEED

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

Lots. to the south side of the garage building located on the north part of said from the south line of said Lots to a line eight (8) feet south of and parallel 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 Lots One (1), Two (2), Three (3), Four (4), Five (5) Six (6), and the South

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

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

Executed July 39

Craig C. Lockhar

Kathryn E. Lockhart

STATE OF NEBRASKA, COUNTY OF WEBSTER

Craig C. Lockhart and Kathryn E. Lockhart, husband and wife The foregoing instrument was acknowledged before me on July  $\frac{2}{2}$ 

Comm. expires 6-61

GENERAL NOTARY - State of Nebreska
DAVID B. GARWOOD
Wy Comm. Exp. December 2, 2025

Notary Publić

#### Agricultural Land Sales Worksheet

	2.430		Non-AG TOTAL	m-AG	No			SS	Cummings	
			Other		Ę			98	Dwellings	
			Recreation	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			Andrew Company of the			
			Home Sites	H				4D	4	
			Farm Sites	 				)1	4D1	
	2.430		Roads					3D	3	
149,770	97.530	9'	AG LAND TOTAL	'AND'	AG I			12	3D1	
			Other					2D	2	
			Waste					)1	2D1	
i			Accretion					ĪŪ		
			Shelterbelt/Timber	Shelterbe				<u> </u>	ND IDI	DRYLAND
			4G					4A	4	
			4G1					11	4A1	
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			3G1					1	3A1	
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20,300	14.000	н	2G1					41	2A1	
			1G					1A		
129,470	83.530	<b>∞</b>	AND IGI	GRASSLAND	G			1A1		IRRIGATED
VALUE:	ES:	ACRES:		ССС		VALUE:	ACRES:	,	LCG	Т
E) 0 F) 7	D) 3	C) 5		В)	A) 2	IRRIGATION	Irrigation Type: NO	Irrigat		
City Size Parcel Size	Location	Zoning	Property Type		Status	149,770			149,770	14
tion Code	Classificat	Property	Date of Sale Property Classification Code	, D		Total	Improvements		nd	Land
1 000 0000	00000	0	9 34	4	4135	<sup>7</sup> alue	Date of Sale Assessed Value	Date of S		
Area Blk Parcel	Subdiv	t ort	Rug Sect	Twn	GeoCde	1	118		6202	001316202
	lumber	Parcel Number				Useability & Code#	Sale Number	Sale	on ID	Location ID
Unified:		Affiliated:		91-0074	Base:	7/3/2024	1349	2024	2	91
	School District Code	hool Dis	Su			Sale Date	Page	Book		Cnty No.

,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	 ******	 		000000000000000000000000000000000000000	 	 		***************************************
		001316202	Comments from Com			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

28 Date Deed Recorded  29 Value of Stamp or Exempt Number  Mo. Day Yr. Who Supersedes 96-269-2008 10-2020  Refuser of Leed Suse Careful Poly Number  Mo. Day Yr. Day Supersedes 96-269-2008 10-2020  Grantee—Retain a copy of 1	Under penalties of law, I declare that I have examined this statement and that it is, and that I am duly authorized to sign this statement.  Carla Jackson  Print To Tope Name of Grantee or Authorized Representative  Executive  Signature of Grantee or Authorized Representative  Title	21 If agricultural, list total number of acres transferred in this transaction	2241 F Lawrei  a	51,125.00  16 Does this conveyance divide a current parcel of land?	are the trustor and or Nephew		r Distribution Easement Easement Executor	ssification Number. Check one box in categories A and B. Check One box in categories	Grand Island NE 68802  Phone Number (308) 384-0957  Email Address N.A.	bility Co.	The deed will not be recorded unless this statem  1 County Name  Webster - 91  5 Grantor's Name, Address, and Telephone (Please Print)	NEBRASKA Good Life Great Service.  To be filed with the Register of Deeds. • F additional space is needed, add an attac
Rempt Number 30 Recording Data  Stand Land Land Land  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327/2  Retain a copy of this document for your records.	to the best of my knowledge and belief, true, complete, and cutive Assistant	e instructions)  22 \$ 51,125,00  1  23 \$ 1  23 \$ 51,125,00  Imber	See Grantee	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)    Yes   I No \$	1 5 1	Foreclosure   Irrevocable Trust   Revocable Trust   Transfer on Death     Griff	Lease	if property is also a mobile home.  (B) Property Type  (C)  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt	Lawrence NE 68957  Phone Number Is the grantee a 501(c)(3) organization? Yes // No (402) 469-6722  Email Address  N.A.		The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.  2 County Number  3 Date of Sale/Transfer  4 Date of Deed  Mo. 07 Day 03 Yr. 2024  Mo. 07 Day 03 Yr. 2024  S, and Telephone (Please Print)  6 Grantee's Name, Address, and Telephone (Please Print)	Real Estate Transfer Statement 10 FORM To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable item number.

#### Exhibit "A"

particularly described as follows: Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more the North Half of the Northwest Quarter (N½ NW¼) all in Section Thirty-Four (34), Township A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) and in

Beginning. said NW¼; thence N 89°07'43" E on said North line a distance of 465.73 feet to the Point of E a distance of 325.00 feet; thence N 00°52'17" W a distance of 575.00 feet to the North line of distance of 1105.01 feet; thence N 00°52'17" W a distance of 400.00 feet; thence N 89°07'43" of 314.28 feet; thence S 00°52'17" E a distance of 976.78 feet; thence N 89°07'43" W a Beginning; thence N 88°48'42" E (assumed bearing) on the North line of said NE¼ a distance Beginning at the Northwest corner of said NE¼ (North ¼ corner) and this being the Point of

Carded	Assessor	Computer	ndex
			-

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/24/24 By AS

State of Nebraska \ss. County of Webster\square

Bk 2024, Pg 1349

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

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

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

### Warranty Deed

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

Webster County, Nebraska, being more particularly described as follows: NE%) and in the North Half of the Northwest Quarter (N½ NW%) all in Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW1/4

a distance of 575.00 feet to the North line of said NW1/4; thence N 89°07'43" 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 said North line a distance of 465.73 feet to the Point of Beginning. said NE1/4 a distance of 314.28 feet; thence S 00°52'17" E a distance of 976.78 feet; Point of Beginning; thence N 88°48'42" E (assumed bearing) on the North line of Beginning at the Northwest corner of said NE½ (North ½ corner) and this being the

## GRANTOR covenants with GRANTEE that GRANTOR:

- 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
- has legal power and lawful authority to convey the same;
- **3**0 warrants and will defend title to the real estate against the lawful claims of all persons

Executed 2-3-34

OAK HILL CAPITAL, LLC

By: Gordon Glade, Manager

STATE OF NEBRASKA

SS

COUNTY OF WEBSTER

On this 3 Ad day of 4. Manager of Oak Hill Capital, LLC on behalf of the company. , before me personally appeared Gordon Glade,

GENERAL NOTARY - State of Nebraska
MACRY M CHURCH
My Comm. Exp. May 10, 2025

otary Public Mary M. Church

### Residential & Commercial Sales Worksheet

(Continue on back)													
					ents:	Comments:						rom	Comments from
													T.W.T.
									ment:	djust	eason for £	Assessor Comments and Reason for Adjustment:	Assessor Co
								.):	+ or -	rice	t to Sale I	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
Excellent		(60)								7 (A)		Two Story Duplex	(305) □ Two
1 1	) 🗆	(50)				.37.98		Excellent		(60)		One Story Duplex	(304) 🗆 One
	)) [			i	( <del>4</del> 0) $\Box$			Very Good	U V	(50)		2 1/2 Story	(309) 🗆 21/
1 1	)		Above Average	1 1	(30) 🗆			Good	□ G	(40)		Split Level	(308) 🗆 Spli
	)	(20)	ge	Average	(20) 🗆			Average	Æ	(30)		1 1/2 Story	(307) 🗆 11/
Worn Out	)) 🗆	(10)		Low	(10)			Fair		(20)		Two Story	(302) 🗆 Two
dition:	nditie	Con		Cost Rank:	Cost Ra	office St.		Low	T D	(10)		One Story	(301) 🗆 One
			rame	Pole Frame	(6) <b>U</b>			Residential Quality: 30	lential (	Resid		[ownhouse or Duplex Style:	ownhouse or
		nd Walls	Metal Frame and Walls		(S)							er	(106) 🗆 Other
lls	t. Walls	Wood or Steel Framed Ext.	or Steel		(4)			Excellent	E E	(60)		Bi-Level	(111) 🗆 Bi-J
		Masomy Bearing Walls	пу Веаті		(3)			Very Good	V D	(50)		1 1/2 Story	(104) 🗆 11/
	ro	Reinforced Concrete Frame	rced Co		(2)			Good	□ G	(40)		Split Level	(103) □ Spl
CD	rame	Fireproof Structural Steel Frame	oof Struc	Firepro	(1)			Average	₩ A	(30)		Two Story	
		Commercial Construction Class:	nstructio	rcial Co	Comme	Total Sci		Badly Worn	ПВ	(20)		One Story	(101) 🖼 On
Other2:		erl:	Other1:		Primary:			Worn Out	U M	(10)		Mobile Home	(100) □ Mo
		Code:	Commercial Occupancy Code:	rcial Oc	Comme			Residential Condition: 30	lential (	4.73			Single Family Style:
					Cost:		55	148,665		-	<b>Building Cost New:</b>	Baildi	
				F. :	Floor Sq. Ft. :		52	1,162	Floor Sq. Ft. :	- 1	Floor:		
				Construction Date :	Construct	••••••	54	ate: 1954	Construction Date:	_	Construction Date:	Const	
The state of the s			nents. :	Multiple. Improvements. :	Multiple.			Multiple. Improvements. :	)le. Impro	-	provements:	Multiple Improvements:	
	2	Commercia						Residential		1 US			
6 F) 1	E)	D) 1	1	(0)	01	в)	A) 1			(RC)	стопр (	cation: RED	Assessor Location:
City Size Parcel Size	ĝ	Location	Zoning		Property Type	Pro	Status	74,850		ъ	73,755	,095	1,
Code	ion (	Date of Sale Property Classification Code	operty.	Sale Pr	ate of S	Ð		Total	7		Improvements	. Imj	Land
004 0000		10045	0 :	00			4371		le :	d Valı	Date of Sale Assessed Value	Date of S	
Blk Parcel	Area	Subdiv	Qt	Sect	Ring	Тwn	GeoCde		Н		119		000150400
		umber	Parcel Number	P,				Useability & Code#	eabilit <u>.</u>	Us	Sale Number		Location ID
Unified:	Unif		ted:	Affiliated:	002	91-0002	Base: 9	7/25/2024	7/2	<u></u>	1351	2024	91
		School District Code	ol Distr	Scho		*		Sale Date	Sa		Page	Book	Cnty No.

NEBRASKA

Real Estate Transfer Statement

119

FORM

#### 26 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction sign 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property 442 N Franklin St here 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 18a No address assigned 14 What is the current market value of the real property? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . 16 Does this conveyance divide a current parcel of land? Yes ✓ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 11 Was ownership transferred in full? (If No, explain the division.) Phone Number 5 Grantor's Name, Address, and Telephone (Please Print) 9 Street or Other Mailing Address Good Life. Great Service. 8 Type of Deed Email Address n/a 1 County Name 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Grantor's Name (Seller) Brandon D. Young and Brealynn Young Nebraska Red Cloud, NE 68970 \$115,000 Mo. Lots Thirteen (13) and Fourteen (14), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status T Improved Buyer Unimproved DEPARTMENT OF REVENUE Cemetery Bill of Sale 00 Print or 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. Narie N. Clapp Mand Milano Day 25 Yr. Seller V No 746 Type Name of Grantee or Authorized Representative Conservator Corrective Death Certificate – Transfer on Death Moud 0 The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed Commercial 2 Multi-Family Single Family Ex-spouse WEBSTER - 91 801 Brothers and Sisters To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 18b | Vacant land 10 Type of Transfer Distribution Value of Stamp or Exempt Number \$ 258.75 Court Decree 0 Auction State Register of Deed's Use Only Recreational Agricultural Industrial Exchange Easement Executor Easement Distribution Parents and Child Zip Code Grandparents and Grandchild 4 140 Grantor Trust Gift Foreclosure Lease Mineral Land Contract/Memo (B) Property Type Title 28 Recording Data 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees Phone Number Email Address n/a Red Cloud Street or Other Mailing Address 442 N Franklin St Grantee's Name (Buyer) Marie N. Clapp and Trace C. Clapp 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Producing Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 🔽 Yes Keller Williams Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition Irrevocable Trust Revocable Trust Life Estate 100A 12 Was real estate purchased for same use? (If No, state the intended use.) Day \_ **₹** Personal Rep. □ Partition X: X: Quit Claim Step-parent and Step-child 9 Grantee Spouse Sale 60 Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 2024 355 Trust/Trustee Warranty Sheriff 4 Date of Deed \_\_\_ Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. State Assessed 24 23 22 S fA S Other (Explain) Other Trustee to Beneficiary Day Transfer on Death Other\_ 24 308 737 8562 Phone Number Date For Dept. Use Only 7/25/2024 115,000,00 115,000,00 <u>`</u> 521 Mobile Home Yes Yes 0 2024 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 25 day of 194 A.D., 20 24, at 257 o'clock 0 M. Recorded in Book 2021 on Page 1351 on Page , ... Hasia County Clerk

NEBRASKA DOCUMENTARY

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

Comp

\_Assessor\_

Carded

### JOINT TENANCY WARRANTY DEED

common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): 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 Brandon D. Young and Brealynn Young, husband and wife, Grantors, in consideration of ONE

Lots Thirteen (13) and Fourteen (14), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

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

24

, 2024.

The foregoing instrument was acknowledged befor	COUNTY OF WEBSTER )	STATE OF NEBRASKA	Brandon D. Young
The foregoing instrument was acknowledged before me on July $\mathcal{A}^{\mathcal{H}}$ , 2024 by			Brealym Young

The foregoing instrument was acknowledged before me on July Brandon D. Young and Brealynn Young, husband and wife.

Notary Public

My commission expires:

#### Agricultural Land Sales Worksheet

41,960	2.390	Non-AG TOTAL	10,775		Outbuildings
		Other	119,775		Dwellings
		Recreation			
28,120	1.390	Home Sites			4D
13,840	1.000	Farm Sites			4D1
	. 7.0	Roads			3D
		AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			מו
		Shelterbelt/Timber			DRYLAND IDI
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
		2G1			2A1
		16			1A
		GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	: :TULY	ACRES:	DOT
E) 0 F) 5	C) 5 D) 2	A) 1 B) 01		Irrigation Type:	л
City Size Parcel Size	Zoning Location	Status Property Type	172,510	130,550	41,960
tion Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
000 9120	2 00000	4371 2 11 36	alue	Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	1	120	001916400
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 91-0002 Affil	7/26/2024	1377	91 2024
	School District Code	Sc	Sale Date	Page	Cnty No. Book

				001916400	Comments from Comments:					JTWD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):  Total Recapture Value:
--	--	--	--	-----------	-------------------------	--	--	--	--	------	--	---

### NEBRASKA Good Life, Great Service.

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

FORM **521** 

Mo. Day Ale Yr. A Taska Department of Revenue	Register of Deed's Use Only 28 Date Deed Recorded   29 Value of Stamp or Exempt Number   3	<b>here</b> Signature of Grantee or Authorized Representative	sign Print or Type Name of Gymyles of Authorized Representative	w, I declare horized to signal Maudlin	27 If yes, is the required affidavit attached to this filing? Yes No	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 ballis  Yes V No	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)	Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	20 Legal Description (Attach additional pages, if needed.) See Attached	18a No address assigned 18b Vacant land	1043 N Locust Street Red Cloud, NE 68970	Yes V No	150,000.00  16 Does this conveyance divide a current parcel of land?	al property?	Ex-spouse Parents and Child	, are the trustor and ce or Nephew	V Yes No	11 Was ownership transferred in full? (If No, explain the division.)	unge (I.R.C. § 1031  by buyer or seller?  Auction Easement Days Freebone	Cemetery Death Certificate - Transfer on Death Executor	8 Type of Deed Conservator Distribution La	Commercial	✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	(A) Status (E	7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home.	0 9	ber	City State Zip Code Hastings NE 68901	Street or Other Mailing Address 114 University Street	Grantor's Name (Seller) Gil Henning	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name    2 County Number   Webster - 91	• IT additional space is needed, add an attact The deed will not be recorded unless this stateme
85, 204, 76   377 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Bec		Grantee 7/26/2024	to the best of my knowledge and belief, true, complete, and		within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	uctions) 23 \$ 150,000,00	22 \$ 150,000,00				Grantee			Was the mortgage ass	Parents and Child  Step-parent and Step-child  Step-parent and Step-child	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other Other		Grantor trust   Partition   Satisfaction of Contract   Other (Explain)     12 Was real estate purchased for same use? (If No, state the intended use.)	Irrevocable Irust   Hevocable Irust   Life Estate   Sale   Control   Contr	Quit Claim Warranty	Lease Personal Rep. Trust/Trustee		✓ Mineral Interests-Producing       ✓ State Assessed       ✓ Mobile Home         ✓ Mineral Interests-Producing       ✓ Exempt	(B) Property Type (C)	f property is also a mobile home.	1 100 la una giannaca a cocial justinacinoni.	Is the grantee a 501(c)(3) organization?	City State Zip Code Red Cloud NE 68970	dress ,	Grantee's Name (Buyer) Kenneth W. Maudlin and Ashley Maudlin	tee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer  Mo. 7 Day 26 Yr. 2024 Mo. 7 Day 26 Yr. 2024	In 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.

A parcel of land located in the Northwest Quarter (NW1/4) 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 203.83 feet to the point of beginning, subject to county road right of way on the south.

numerical index and filed for record in the Clerk's office of said county this 26 day of 14 14 A.D., 2024 at 1:42 o'clock A.D., Recorded in Bookanay o'clock D.M. Rec \_Comp\_ Lockey transa county clerk \_Assessor\_ Deputy

NEBRASKA DOU STAMP 37.50 DOCUMENTARY

Carded

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. Maudlin and Ashley Maudlin, 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):

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 510.00 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. A parcel of land located in the Northwest Quarter (NW1/4) of Section 36, Township 2 North,

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

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

Executed July 26 , 2024.

STATE OF NEBRASKA

COUNTY OF Haans ss.

Gill Henning, a single person. The foregoing instrument was acknowledged before me on 2 , 2024 by

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

Notary Public

### Agricultural Land Sales Worksheet

Cnty No. Book	Page	Sale Date		School District Code	Schoo	Distr	ict Code			
91 2024	1407	7/29/2024	Base: 91	91-0074	Affiliated:	d:		Unified:	ed:	
Location ID	Sale Number	Useability & Code#			Pai	Parcel Number	mber			
001713600	121	1	GeoCde	Twn Rng	Sect	Qrt	Subdiv	Агеа	Blk	Parcel
Date	Date of Sale Assessed Value	alue	4133	4 10	21	4 0	00000	н	000	0000
Land	Improvements	Total		Date of	Date of Sale Property Classific:	perty (	lassifice	ation Code	ode	
55,225	67,635	122,860	Status	Property Type	pe Zoning	ning	Location	City	City Size	Parcel Size
ш	Irrigation Type:		A) 1	в) 05	0)	ъ	D) 3	E)	0	F) 7
COL	ACRES:	VALUE:	1	LCG·		ACRES:	S:		VALU	VALUE:
IRRIGATED LAI			GRA	B	IGI			 		
1A					1G	10.	.570			16,385
2A1				20	2G1					
2A					2G					
3A1				30	3G1					
3A		The state of the s			3G					
4A1				<b>4</b>	4G1					
4A					4G					
DRYLAND IDI			Sh	Shelterbelt/Timber	<u>ğ</u>	·				
ΔI				Accretion	On					
2D1				Waste	ste					
2D				Other	IET					
3D1			AG LA	AG LAND TOTAL	L	10.	.570			16,385
3D				Roads	ds					
4D1				Farm Sites	88	Д	1.000		   	13,840
4D				Home Sites	B	Д	1.000			25,000
		And the second s		Recreation	On .					
Dwellings		39,525		Other	<u> </u>					
Outbuildings		28,110	Non-	Non-AG TOTAL	L	2	2.000			38,840

(Continue on back)	
	001713600
Comments:	Comments from Co
	TRUSTEE'S WD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Under penalties of law, I declare that I have examined this statement and that it is, and that I am duly authorized to sign this statement.  KOPY MCCracken  Print or Type/Name of Grantee or Authorized Representative  Attol  Print or Type/Name of Grantee or Authorized Representative  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  29 Value of Stamp of Exempt Number  Mo. Day 29 Yr. 24 \$ 486.00  Nebraska Department of Revenue  Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020  Grantee — Retain a copy of this doc	See attached  21 If agricultural, list total number of acres transferred in this transaction 12.57 +/-  22 Total purchase price, including any liabilities assumed	Ex-spouse	Distritution Death Execution Death Execution Exacemed Exchange, explain the division.)	sification Number. Check one box in categories A and B. Check C	State Phone Number  Good Life. Great Service.  DEPARTMENT OF REVISION  The deed with the Register of Deeds. • Re  • If additional space is needed, add an attach  The deed will not be recorded unless this statement  City  Phone Number  State  From Deeds. • Re  • If additional space is needed, add an attach  • If addit
ined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, t.  4027463613 Phone Number 07/29/2024 Phone Number 07/29/2024  Ster of Deed's Use Only xempt Number 30 Recording Data C 30 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Phone Number O Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	See attached  If agricultural, list total number of acres transferred in this transaction 12.57 +/-  If agricultural, list total number of acres transferred in this transaction 12.57 +/-  If agricultural, list total number of acres transferred in this transaction 12.57 +/-  If agricultural, list total number of acres transferred in this transaction 12.57 +/-  If agricultural, list total number of acres transferred in this transaction 12.57 +/-  If agricultural, list total number of acres transferred in this transaction 12.57 +/-  If agricultural, list total number of acres transferred in this total number of acres transferred in the property is located list.) (see instructions)  If agricultural, list total number of acres transferred in this total number of acres transferred in the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  If yes, is the required affidavit attached to this filing? If yes If yes If yes, is the required affidavit attached to this filing? If yes If yes If yes, is the required affidavit attached to this filing? If yes If yes If yes If yes, is the required affidavit attached to this filing? If yes If y	nortigage ass fer through a nt or title co 1 Address of 3 rantee	Dution	State Assessed	## Real Estate Transfer Statement  To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.  The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.  2 County Number  91  6 Grantee's Name, Address, and Telephone (Please Print)  ss, and Telephone (Please Print)  Grantee's Name, Address, and Telephone (Please Print)  State  NE  State  State  State  State  State  State  NE  State  NE  State  NE  State  Ne  State  Ne  State  Ne  Ne  Ne  Ne  Ne  Ne  Ne  Ne  Ne

ROW line of said highway to the point of beginning, containing 14.15 acres, more or less; distance of 430.6 feet to a point on the West ROW line of US Hwy 281; this point being 40.4 feet EXCEPT tract conveyed to the State of Nebraska for highway recorded in Book 2005, page 527; feet to a point; thence East at a deflection angle of 89°02' left with the last described line a deflection angle of 89°24' right with the last described line a distance of 360.5 feet to a point; 86°13' left with the last described line a distance of 463.4 feet to a point; thence East at a West of the East line of said Southeast Quarter (SE1/4); thence Southwesterly along the North thence South at a deflection angle of 90°32' right with the last described line a distance of 101.0 with the last described line a distance of 52.0 feet to a point; thence North at a deflection angle of described line a distance of 604.5 feet to a point; thence East at a deflection angle of 87°32' right the North ROW line of US Hwy 281 and the point of beginning; thence North along the last deflection angle of 90°08' right with the last described line a distance of 102.7 feet to a point on the South line of said Southeast Quarter (SE1/4) a distance of 900 feet to a point; thence North at a follows: Commencing at the Southeast (SE) corner of Section Twenty-one (21), Township Four Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska, described as (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska; thence West along A tract of land located in the Southeast Quarter (SE¼) of Section Twenty-one (21), Township

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

State of Nebraska ss.
County of Webster

BOOK ADOM PAGE 1407

Entered on the numerical index and filed for record in the Clerk's office of said county this 49 day of 144 A.D., 20 44 at 12:03 o'clock 2 M. Recorded in Book 2024 on Page 1407-1408

Phospy Hacio County Clerk
16:00 / Labeputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
ate 7-39-30

### TRUSTEE'S WARRANTY DEED

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

A tract of land located in the Southeast Quarter (SE1/4) of Section Twentypage 527; AND conveyed to the State of Nebraska for highway recorded in Book 2005, point of beginning, containing 14.15 acres, more or less; EXCEPT tract thence Southwesterly along the North ROW line of said highway to the being 40.4 feet West of the East line of said Southeast Quarter (SE1/4); 430.6 feet to a point on the West ROW line of US Hwy 281; this point deflection angle of 89°02' left with the last described line a distance of the last described line a distance of 101.0 feet to a point; thence East at a 360.5 feet to a point; thence South at a deflection angle of 90°32' right with at a deflection angle of 87°32' right with the last described line a distance of right with the last described line a distance of 102.7 feet to a point on the deflection angle of 89°24' right with the last described line a distance of the last described line a distance of 463.4 feet to a point; thence East at a along the last described line a distance of 604.5 feet to a point; thence East North ROW line of US Hwy 281 and the point of beginning; thence North thence West along the South line of said Southeast Quarter (SE1/4) a Southeast (SE) corner of Section Twenty-one (21), Township Four (4) one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., 52.0 feet to a point; thence North at a deflection angle of 86°13' left with distance of 900 feet to a point; thence North at a deflection angle of 90°08 North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska; Webster County, Nebraska, described as follows: Commencing at the

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

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 GRANTEES that

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

Brad∮Yoder, Trustee Cheryl Wallace, Trustee

STATE OF NEBRASKA, COUNTY OF Sampy) ss.

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

Comm. expires Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

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

Comm. expires Notary Public

## Residential & Commercial Sales Worksheet

(Continue on back)		
Comments:		Comments from 000121300
it:	Assessor Comments and Reason for Adjustment:  PERSONAL REP DEED	Assessor Comments 2 PERSONAL, REP
or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjust
	plex	(305) □ Two Story Duplex
(50)		(304) ☐ One Story Duplex
Good (40)   High (40)		
(30)	(40)	$\Box$
-   c	(30)	(307)  1 1/2 Story
Cost	- 1	(301)   One Story
iity: 30 (6) □ Pole Frame		- 1.規制
(5) ☐ Metal Frame and Walls		(106) □ Other
(4) 🗆	(60)	(111) □ Bi-Level
3) □	(50)	(104) 🗆 1 1/2 Story
(2)		(103)  Split Level
(1) ☐ Fireproof Structural Steel Fr		(102) □ Two Story
Commercial Construction Class:	(20) 🗆	(101) ★ One Story
Primary: Other1: Other2:		(100) □ Mobile Home
Residential Condition: 30 Commercial Occupancy Code:		Single Family Style: 101
111,750		
1,056		
1880	-	
Multiple Improvements :	Multiple Improvements:   Multiple	Multi
Residential Commercial		
C) 1 D) 1 1	RED CLOUD (RC)	Assessor Location:
52,565 Status Property Type Zoming Location City Size Parcel Size	50,925	1,640
Total Date of Sale Property Classification Code	Improvements	Land
4371 00 0 10020 002 0000	Date of Sale Assessed Value	Dai
GeoCde Iwn Rug Sect Ort Subdiv Area Bik Parcel	122 1	000121300
Useability & Code # Parcel Number	Sale Number Usea	Location ID
		91 2024
Sale Date School District Code	k Page	Cnty No. Book

#### NEBRASKA

Good Life, Great Service.

# Real Estate Transfer Statement

Je de

521 FORM

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 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, 16 Does this conveyance divide a current parcel of land? 28 Date Deed Recorded sign 18 Address of Property 605 N Locust St 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) here 21 If agricultural, list total number of acres transferred in this transaction 11 Was ownership transferred in full? (If No, explain the division.) 9 Phone Number City 5 Grantor's Name, Address, and Telephone (Please Print) 1 County Name 22 Total purchase price, including any liabilities assumed...... Street or Other Mailing Address Grantor's Name (Seller)
Jeffrey G. Yost and John A. (Jay) Yost, Co-PRs of Est Ardis G Yost 8 Type of Deed Email Address Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Nebraska Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Red Cloud, NE 68970 65,000.00 Yes (A) Status No address assigned Yes linco Buyer ✓ Improved ē Unimproved Bill of Sale Cemetery Day 3 Yr. 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

Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative ? No Webster - 91 No. Death Certificate – Transfer on Death Corrective Conservator •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.

2 County Number

2 County Number

3 Date of Sale/Transfer

4 Date of Deed

Mo. 7 Day 3 | Yr. 2024 Mo. 7 Day Single Family 56 Commercial Multi-Family 2 Aunt or Uncle to Niece or Nephew Ex-spouse **Brothers and Sisters** 18b S 10 Type of Transfer 9 29 3 Value of Stamp or Court Decree Auction State 146. STE Register of Deed's Use Only

Register of Deed's Use Only

8 K 2014 Recreational Industrial Agricultural Distribution Exchange Easement \_\_ Executor ∃ Easement Distribution No No Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Zip Code Grantor Trust Partition Gift Foreclosure Land Contract/Memo Lease Mineral (B) Property Type Grantee Title Mineral Interests-Producing 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mineral Interests-Nonproducing Crartee's Name (Buyer)
See 19 Name and Address of Person to Whom the Tax Statement Should be Sent Email Address rnone Number Street or Cathon Manager 6 Grantee's Name, Address, and Telephone (Please Print) Arlis 605 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Southern Title, LLC No Red Cloud, NE Irrevocable Trust Revocable Trust Life Estate N Locust St 12 Was real estate purchased for same use? (If No, state the intended use.) Bergman/Sarah Coblentz Day \_ Yes S No Partition Quit Claim Personal Rep. Step-parent and Step-child 'idress Spouse \_Yr. 2024 Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Attached 68970 No Warranty Sheriff State Assessed
Exempt Trust/Trustee Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 23 \$ \$ 22 \$ Other Other (Explain) Other Trustee to Beneficiary 26 Phone Number Date For Dept. Use Only 7/5/2024 65,000,00 65,000,00 Mobile Home <u>`</u> 2024 Yes Yes 3 Zin Code **९** ₹

Arlis Bergman and Sarah Coblentz

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

State of Nebraska ss. County of Webster

Intered on the numerical index and filer for record in the Clerk's office of said county this 3 L day of \_\_\_\_\_\_LLL\_A.D., 20.24 \_\_\_\_\_ at 10:5 7 o'clock\_A.D.M. Recorded in Book D.24 on Page 10.11 Chocy true County Clerk
Deputy

NEBRASKA DOCUMENTARY

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

\_Comp\_

Assessor

Carded

## PERSONAL REPRESENTATIVE'S DEED

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

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

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

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

Executed Ardis G. Yost, Deceased Co-Personal Representative Pi 2024. Ġ John A. (Jay) Yost, Co-Personal Representative of the Estate of Ardis Yost, Deceased

STATE OF NEBRASKA

COUNTY OF WEBSTER

)ss

The foregoing instrument was acknowledged before me on  $\frac{1}{\sqrt{2}}$   $\frac{1}{\sqrt{2}}$   $\frac{1}{\sqrt{2}}$  2024, by Jeffrey G. Yost and John A. (Jay) Yost, Co-Personal Representatives of the Estate of Ardis G. Yost, Deceased.

HAL NOTARY - State of Nebraska TERESA L. THEOSALD My Conun. Esp. August 27, 2025

Notary Public

#### Agricultural Land Sales Worksheet

(Continue on back)					10 to			
							3600	002003600
			Comments:	C			s from	Comments from
					sment:	JTWD	Сонинсию ана з	JTWD
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	į		Other				Dwellings	
			Recreation					
			Home Sites				4D	
13,840	1.000		Farm Sites				4DI	
			Roads				3D	
310	0.200		AG LAND TOTAL	AG L			3D1	
			Other				2D	
			Waste				2D1	
			Accretion		:		ID	
			Shelterbelt/Timber	ß			ND IDI	DRYLAND
			4G				4A	
			4G1				4AI	
			3G				3A	
			3G1				3A1	
			2G				2A	
			2G1				2A1	
310	0.200		IG				1A	
			GRASSLAND 1G1	GR			1A1	IRRIGATED
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E) 0 F) 4	D) 3	Э <b>5</b>	в) 05	A) 1		Irrigation Type:	Irrig	
City Size Parcel Size	Location	Zoning	Property Type	Status	61,215	47,065	14,150	
ion Code	Date of Sale Property Classification Code	de Propert	Date of Sa		Total	Improvements	Land In	La
1 000 9640	00000	20 3	3 11	4245	alue	Date of Sale Assessed Value	Date of	
Area Blk Parcel	Subdiv	Sect Ort	Twn Rng	GeoCde	<u> </u>	123	3600	002003600
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Unified:		Affiliated:	01-0123 A	Base: 0	7/31/2024	1430	2024	91
	School District Code	School D			Sale Date	Page	Book	Cnty No.
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Good Life. Great Service. NEBRASKA

# Real Estate Transfer Statement

200

521 FORM

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee— 28 Date Deed Recorded sign 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 (20) 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. here 18a V No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 21 If agricultural, list total number of acres transferred in this transaction 1.2+14 What is the current market value of the real property? Buyer Seller V No Court Decree 11 Was ownership transferred in full? (If No, explain the division.) Phone 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 22 Total purchase price, including any liabilities assumed..... 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Email Address n/a City 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 8 Type of Deed Grantor's Name (Seller)
Gabus Family Nebraska Farms, L.L.C. 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Exchange) Seller V No Mo. 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. County Name Ag Land 20,000.00 Yes Yes ₹ Yes (A) Status IOLL Improved If yes, is the required affidavit attached to this filing? Yes DEPARTMENT OF REVENUE Unimproved Cemetery Bill of Sale Day U Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grandee or Authorized Representative roy Jones S No NO No Sol No. Webster - 91 Type Name Death Certificate – Transfer on Death Corrective Conservator . ... 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. Aunt or Uncle to Niece or Nephew Commercial Multi-Family Single Family □ Brothers and Sisters 18b Vacant land Grantee or Authorized Representative Revo Register of Deed's Use Only

29 Value of Stamp or Exempt Number | 30 10 Type of Transfer County Number Auction State Agricultural Industrial Recreational Exchange Executor Distribution Easement □ S ] Easement Distribution Parents and Child Grandparents and Grandchild Zip Code Gitt Grantor Trust Foreclosure Mineral Lease (B) Property Type Title Phone Number 756 -Email Address n/a Grantee Mineral Interests-Producing City Bladen Grantees 3 Date of Sale/Transfer

Mo. 2 Day 31 Yr. 2024 Street or Other Mailing Address 840 Road S Grantee's Name (Buyer)
Troy Jones and Renae Jones 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Nonproducing Recording Data Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition 2002 Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 8 **ヾ** Yes S No Quit Claim □ Personal Rep. Partition 44 Step-parent and Step-child 0 Spouse Self Sale S Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Revocable Trust No. Satisfaction of Contract ☐ Trust/Trustee \_\_ Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed Mo. 22 \$ 24 \$ 23 Other Trustee to Beneficiary Day Other (Explain) Transfer on Death 126-126-196 Other Yr. Date For Dept. Use Only Phone Number 20,000,00 20,000,00 Zip Code 68928 -31-24 Mobile Home Yes 2024 Ô No **₹** 

State of Nebraska ss. County of Webster

o'clock\_ Entered on the numerical index and filed for record in the on Page Clerk's office of said county this. M. Recorded in Book යුදුයුද of said county this 31 day A.D., 20<u>84</u>, at 3.15

16.00

\_Comp\_

Assessor\_

Carded La Deputy

1200

Poció Hoció

County Clerk

NEBRASKA DOCUMENTARY Ź

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

## JOINT TENANCY WARRANTY DEED

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

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

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

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

Executed

, 2024.

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

Rodney Good,

Page 1 of 2 – Jones

STATE OF IOWA

COUNTY OF WILLIAMEN

) ) ss.

company. 29th

ASHLEY PALEN
Commission Number 838592
My Commission Expires
April 7, 2025

Notary Public

## Residential & Commercial Sales Worksheet

(Continue on back)				
				000329800
Comments:	Сош			Comments from
				WD
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Comme
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adj
			/ Duplex	(305) □ Two Story Duplex
		(60) □ Excellent		(304)  One Story Duplex
(40)		(50) □ Very Good		(309) 🗆 2 1/2 Story
verage (30) □		(40) □ Good	<u>                                    </u>	(308) □ Split Level
(20) ☐ Average (20) ☐ Badly Worn		(30) 🗷 Average	y	(307) 🗆 1 1/2 Story
ow (10) □ Wom Ou		(20) □ Fair		(302)   Two Story
Cost Rank: Condition:		(10) 🗆 Low	7	(301)  One Story
(6) 🗆 Pole Frame		Residential Quality: 30		Cownhouse or Duplex Style:
(5)  Metal Frame and Walls				(106) □ Other
(4) U Wood or Steel Framed Ext. Walls		(60) □ Excellent		(111) □ Bi-Level
		(50) □ Very Good	У	(104) 🗆 1 1/2 Story
		(40) ₩ Good	<u>pe.</u>	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame		(30) 🗷 Average	y	(102)  Two Story
Commercial Construction Class:		(20) □ Badly Worn	7	(101) ★ One Story
l		(10)  Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 3.5		Single Family Style: 101
Cost:	25	Cost: 133,525		
Floor Sq. Ft. :	928	Floor Sq. Ft. : 9:		
Construction Date:	54	Construction Date: 1954		
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	M
Commercial		Residential		
B) 01 C) 1 D) 1 E) 6 F) 1	A) <b>1</b> F	(вн)	BLUE HILL	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	143,040	140,770	2,270
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 20040 001 0000	4133	Value	Date of Sale Assessed Value	
m Rug Sect Ort Subdiv Area Bik Parcel	GeoCde Twn	1	124	000329800
Parcel Number		Useability & Code#	Sale Number	Location ID
91-0074 Affiliated: Unified:	Base: 91-	7/31/2024	2024 1432	91
School District Code		Sale Date	Book Page	Cnty No.

#### 8/80 NEBRASKA Good Life, Great Service.

524 FORM

18 Address of Property
310 North Pine Street
Blue Hill, NE 68930
18a No address assigned sign here 21 If agricultural, list total number of acres 24 Adjusted purchase price paid for real estate (line 22 minus line 23) Lot 3, Block 1, Busch's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska. 20 Legal Description 16 Does this conveyance divide a current parcel of land?

Yes X No 14 What is the current market value of the real property? \$165,000.00 11 Was ownership transferred in full? (If No, explain the division.) Street or Other Malling Address 3537 W. Street Grantor's Name (Seiler)
Ryan Magill and Kristie Magill 28 Date Deed Recorded 23 Was non-real property included in the purchase? 🔲 Yes 🔯 No (If Yes, enter dollar amount and attach itemized list.) 22 Total purchase price, including any liabilities assumed 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Email Address Telephone Number (541) 429-0961 Lincoln 9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. magillfamily@gmail.com 8 Type of Deed 5 Grantor's Name, Address, 1 County Name 5 Manproved Injury XX Yes (A) Status □I ē Buyer Cemetery Bill of Sale Unimproved \_ Day Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative ⊠ ₹ □ ₹ □ Seller ⊠No ri**yî**t or Type Name of Gran<del>tice s</del>e Corrective Conservator Death Certificate - Transfer on Death ¥ Single Family
Multi-Family Commercial Real Estate Transfer Statement
To be filed with the Register of Deeds. Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Aunt or Uncle to Niece or Nephew and Telephone (Please Print) <u>일</u> Ex-spouse Brothers and Sisters 18b Wacant Land 10 Type of Transfer 2 County Number ☐ Court Decree Auction ß Value of Stamp or Exempt Number State Authorized Representative Agricultural
Recreational Industrial ☐ Distribution Easement Executor Distribution Easement Register of Deeds' Use Only Zip Code 68503 Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Gift ☐ Life Estate ☐ Sate ☐ Satisfaction of C Land Contract/Memo
Lease
Mineral (B) Property Type 6 Grantee's Name, Address, and Telepho Grantee's Name (Buyer) Kenneth Boyer and Bailee Wagner Street or Other Mailing Address 310 North Pine Street GRANTEE Title 30 Recording Data 日大 み Mineral Interests-Producing Blue Hill 3 Date of Sale/Transfer Phone Number 3930 Is the grantee a 501(c)(3) organization? mall Address Mineral Interests-Nonproducing 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 12 Was real estate purchased for same use? (If No, state the intended use.)

X Yes No. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition Address, and Telephone (Please Print) Step-parent and Step-child Personal Rep. Quit Claim 왍 Spouse Satisfaction of Contract 2/2 Sherriff
Trust/Trus
Warranty Trust/Trustee 4 Date of Deed Exempt State Assessed 13 23 ş R 40 Other Phone Number ☐ Trustee to Bene☐ Other (Explain). Transfer on Death Trustee to Beneficiary For Dept. Use Only 7 Mobile Home ₩ ₩ 166,000|00 166,000 00 ≾ Zip Code **68930** ⊠⊠ 8 8

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

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/01/24

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

Fee: \$10.00 By: AS Deputy Electronically Recorded Dissery County Clerk

### 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 Ballee Wagner, GRANTEE, hereby conveys to GRANTEE, 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 GRANTEE that GRANTOR:

- 8 is lawfully seized of such real estate and that it is free easements, reservations, covenants, and restrictions of record; . E from encumbrances, except
- $\mathfrak{B}$ has legal power and lawful authority to convey the same; and
- ଭ warrants and will defend title to the real estate against the lawful claims of all persons.

Dated

Kristie Magill Куар Мадіп 4

STATE OF NEBRASKA

COUNTY OF LANCASTER

SS

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

AL NOTARY - State of Nebras A MARIA SVOBODA My Comm. Exp. May 7, 2026

Notary Public

GI0004633

Nebraska Title Company 734 N. Diers Ave Grand Island, NE 68803 Return recorded documen Title

#### Agricultural Land Sales Worksheet

(Continue on back)					The state of the s
					001206801
		Comments:			Comments from
		TO GRANDCHILD	FROM GRANDPARENT	TRANSFER	TRUSTEE'S DEED;
	Total Recapture Value:	Total Reca	ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjus
	3.000	Non-AG TOTAL			Outbuildings
		Other		T-1	Dwellings
		Recreation			
		Home Sites			4D
		Farm Sites			4D1
	3.000	Roads			3D
213,100	142.000	AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			1D
		Shelterbelt/Timber			DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
55,100	38.000	3G1			3A1
		2G			2A
46,400	32.000	2G1			2A1
89,900	58.000	IG			ΙΑ
21,700	14.000	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	213,100		213,100
tion Code	Date of Sale Property Classification Code	Date of Sale I	Total	Improvements	Land
1 000 2130	1 00000	4241 3 9 17	/alue	Date of Sale Assessed Value	D
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rug Sect	4 05	125	001206801
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	ated:	Base: 91-0074 Affiliated:	8/1/2024	24 1451	91 2024
	School District Code	Sc	Sale Date	ok Page	Cnty No. Book
		1 OTWOTICAL	A COTTO		

F2/30

### NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

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

FORM **521** 

Supersedes 96-289-2004 10-2020 Grantee	28 Date Deed Recorded 29 Value of Stamp or Exempt Number 3  Mo. Day A yr. 24 \$ 661.15  Nebrasta Department of Revenue		Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and that I am duty authorized to sign this statement.  Jennifer M. Jensen  Print or Type Name of Grantee or Authorized Representative	Yes Yes V No 27 If yes, is the required afficiant attached to this fiting? Yes No	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabitities assumed	21 If agricultural, list total number of acres transferred in this transaction 145	See attached.	18a No address assigned 18b Vacant land  20 Lexal Describition (Attach additional names if needed )		Yes   Property   18 Address of Property	382,500,00	14 What is the current market value of the real property?	nd Sisters	ransfer between relatives, or if to a trustee, are the trustor and	Ses No Consessing notable and in the fit way experient the division.)	Easement E	Insfer Distribution	Easement     Executor	Conservator	ed Multi-Family Q	Improved Single Family Industrial	ssification Number. Check one box in categories A and B. Check (	tcannon@gicpas.com		City State Zip Code Hastings NE 68901	Grantor's Name (Seller) Alfvira M. Kathman Revocable Trust	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name 2 County Number Webster - 91	
—Retain a copy of this document for your records.	BK284, B 1451	Closing/Title Agent 8-1-24	and	Forthwise Best Many Common Com	24 Adjusted purchase price paid for real estate (line 22 minus line 23)				Lawrence, NE 68957	Jason & Amber Menke	Yes Ideal Ti		"	JFamily Corp., Partnershap, or LLC Self Other Other Spouse	check the appropri	12 was real estate purchased for same use? (If No, state the intended use.)  [7] Yes No	state	Irrevocable Trust Revocable	Lease	Contract/Memo ☐ Partition	□ Exempt	(C) Hoperty Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home			Phone Number Is the grantee a 501(c)(3) organization? Yes VNo (402) 984-3896 If Yes, is the grantee a 509(a) foundation? Yes VNo	Stati NE	Grantee's Name (Buyer) Jason D. Menke & Amber L. Menke	(Please Print)	3 Date of Sale/Transfer	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

#### EXHIBIT "A"

The Northeast Quarter (NE%) 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 ¼; thence \$89°53'13"W along the South line of said NE ¼ a distance of 407.20 feet; thence \$89°27'29"E a distance of 412.39 feet; thence \$00°00'00'0E along the East line of said NE ¼ a distance of 1667.98 feet to the point of beginning.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/02/24

By AS

Bk 2024, Pg 1451

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

Fee: \$10.00 By: AS Deputy Electronically Recorded Phony County Clerk

Return recorded document to:
Bruner Frank Schumacher Husak Simpson, LLC 5804 1<sup>st</sup> Avenue, PO Box 2230
Keamey NE 68848-2230

### TRUSTEE'S DEED

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

said NE 1/4 a distance of 1667.98 feet to the point of beginning. feet; thence S89°27′29″E a distance of 412.39 feet; thence S00°00′00″E along the East line of 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 ¼; thence S89°53'13"W along the South line of said NE ¼ a distance of 407.20 feet; thence N00°10'38"W a distance of 167.269 The Northeast Quarter (NE%) of Section 17, Township 3 North, Range 9 West of the 6th P.M.,

Grantor covenants with Grantees that Grantor:

- $\Theta$ Is lawfully existence; agreement, easements, right of ways and covenants of record, and subject to the lease currently in seised of such real estate and that it is free from restrictions, reservations, exceptions, water right agreements, encumbrances, except for water service
- $\widehat{\mathcal{O}}$ Has legal power and lawful authority to convey the same; and
- Warrants and will defend title to the real estate against any acts of the Grantor

Executed: August 15t \_ 2024.

STATE OF NEBRAKSA, COUNTY OF Adams

Cannon, Successor Trustee

said trust. Successor Trustee of the Alvira M. Kathman Revocable Trust, dated November 11, The foregoing instrument was acknowledged before me on August 15+, 2024, by Tracy Cannon Tibes 2016, on behalf of

GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Contil Exp. June 19, 2026

essiter Public Public E Cheson

## Residential & Commercial Sales Worksheet

(Continue on back)	(Cont									
										000339000
					Comments:	Сот				Comments from
						HEW	LE TO NEPHEW	r & UNC	TWEEN AUN	WD; TRANSFER BETWEEN AUNT & UNCLE
								justment:	Reason for Ad	Assessor Comments and Reason for Adjustment:
							.);	ce (+ or -	nt to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):
lent	☐ Excellent	(60)				•				(305) ☐ Two Story Duplex
Good	□ Very Good	(50)			200 200 200		Excellent	(60) □ E		(304) ☐ One Story Duplex
	☐ Good	(40)		□ High	(40) [		Very Good	(50) 🗆 V		(309) 🗆 2 1/2 Story
ge	☐ Average	(30)	Above Average	☐ Above	(30) [		Good	(40) 🗆 🤉		
Badly Worn	☐ Badly	(20)	ge	☐ Average	(20) [		Average	(30) 🗆 A	(	(307) 🗆 1 1/2 Story
Out	□ Worn Out	(10)		□ Low	(10)		Fair	(20) <b>E</b> F		(302) □ Two Story
	Condition:	Con		ank:	Cost Rank:		Low	(10) 🗆 L		(301) □ One Story
			rame	□ Pole Frame	9		Quality: 20	Residential Quality:		Townhouse or Duplex Style:
		d Walls	Metal Frame and Walls	□ Metal	(5)			200 ST (200 ST)		(106) □ Other
	Walls	Wood or Steel Framed Ext.	or Steel I	□ Wood	(4) [		Excellent	(60) 🗆 E		(111) □ Bi-Level
		lg Walls	Masomy Bearing Walls	□ Masor	(3)		Very Good	(50) 🗆 V		(104) 🗆 1 1/2 Story
		Reinforced Concrete Frame	nced Con	□ Reinfo	(2)		Good	(40) <b>E</b> G		(103) □ Split Level
	ame	Fireproof Structural Steel Frame	oof Struct	□ Firepro	(1)		Average	(30) <b>E</b> A		(102) □ Two Story
		Commercial Construction Class:	nstructio	ercial Co	Comm		Badly Worn	(20) 🗆 B		(101) 🗷 One Story
	Other2:	[1:	Other1:	X	Primary:		Worn Out	(10) 🗆 W		(100) □ Mobile Home
		Code:	Commercial Occupancy Code:	ercial Oc	Comm	i de la companya de l	Condition: 35	Residential Condition:		Single Family Style: 101
					Cost:	5	188,855	Cost:	Building Cost New:   C	Build
				). Ft :	Floor Sq. Ft. :	4	1,344	Floor Sq. Ft. :		
				Construction Date:	Constru	2	ate: 1982	Construction Date:		Сопз
			nents.:	Multiple. Improvements.:	Multiple		vements.:	Multiple. Improvements. :	Multiple Improvements:   N	Multiple II
	1	Commercial	C		10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (		Residential			
F) 2	E) 6	D) 1	Н	S	01	A) 1 B)		[]	в нігт (вн)	Assessor Location: BLUE
Parcel Size	City Size	Location	Zoning	4.000	Property Type	Status Pr	180,760		175,880	4,880
	on Code	Date of Sale Property Classification Code	operty C	Sale Pro	Date of		Total	1	Improvements	Land
0000	015	20055	0 2	00		4133		<sup>7</sup> alue	Date of Sale Assessed Value	Date of
Parcel	Area Blk	Subdiv Ar	Qrt s	Sect	Ring	GeoCde Twn	05	4	126	000339000
		mber	Parcel Number	Pa			Useability & Code#	Useability	Sale Number	Location ID 📗 Sa
	Unified:	J	ed:	Affiliated:	074	Base: 91-0074	8/1/2024	8/1	1474	91 2024
		ct Code	School District Code	Schoo			Sale Date	Sal	Page	Cnty No. Book

#### Good Life. Great Service. NEBRASKA

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

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Register of Deed's Use Only  28 Date Deed Recorded  Mo. Day Day Yr. 29 Value of Stamp or Exempt Number  S S S S S S S S S S S S S S S S S S S	under penatties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.  Danielle L. Kelley  Paint or Type Name of Grantee or Authorized Representative  Sign  Signature of Grantee or Authorized Representative	21 If agricultural, list total number of acres transferred in this transaction  22 Total purchase price, including any liabilities assumed	Blue Hill, NE 68930  18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  Lots Nine (9) and Ten (10), Block Fifteen (15), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.	les uns conveyance divide à current parcel of land?  ☐ Yes ☐ No  18 Address of Property  1110 W York St	What is the current market value 24,864.01	Was the transfer between  ☑ Yes □No	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange (I.R.C. § 1031 Auction Easement Gift Gift Court Decree Exchange Grantor Trust  11 Was ownership transferred in full? (If No, explain the division.)	Distribution  Easement  Easement  Executor	d	cation Number. Check one box in categories A and B. Check (	City State 4p Code Blue Hill NE 68930 Phone Number (402) 469-1420	ne Reiman Rei ne Reiman Resi Trust	Please Print)	The deed will not be recorded unless this statement County Name    County Name   County Number   County Number
er of Deed's Use Only empt Number 30 Recording Data Standard A 474 Authorized by Neb. Rev. Stat. §5 76-214, 77-1327(2) Retain a copy of this document for your records.	that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 463-4198  Closing Department Manager  Title  R/1/2024  Date	e instructions)  22 \$ 24,864,01  23 \$ 1  24 \$ 24,864,01  25 \$ 24,864,01  Imber  26 \$ 24,864,01  Imber  27 \$ 24,864,01  Imber  Im	See Grantee  Hill, Webster County, Nebraska, according to the recorded plat thereof.	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  19 Name and Address of Person to Whom the Tax Statement Should be Sent	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No \$%	tives? (If Yes, check the appropriate box.)  arthership, or LLC Self Other  ard Grandchild Spouse  Step-parent and Step-child	osure	Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Varranty	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt	es in the granted a courter not not not not that it is	City State Zip Code Blue Hill NE 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes Z No	Grantee's Name (Buyer) Michael Reiman Street or Other Mailing Address 1110 W. York St.	6 Grantee's Name, Address, a	lentify the applicable item number. and items 1-27 are accurately completed. ale/Transfer 4 Date of Deed 06 25

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

56.25 By AS

Date: 08/02/24

Bk 2024, Pg 1474

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

Deputy County Clerk

Fee: \$10.00 By: AS Electronically Recorded

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

### Warranty Deed

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

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

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed 26-01

GARRY REIMAN REVOCABLE TRUST

CHARLENE REIMAN REVOCABLE TRUST

Garry Reiman, Trustee M. M.

By:

Charlene Reiman, Trustee

STATE OF NEBRASKA

COUNTY OF WEBSTER HOOMS

Reiman Revocable Trust. of, Th day of the Garry Reiman Revocable Trust, 20 24, before me personally appeared Garry Reiman, and Charlene Reiman, Trustee of the Charlene

GENERAL NOTARY - State of Nebraska
CARLA JACKSON
My Comm. Exp. July 8, 2026

Notary

Public -Caria Juckson

## Residential & Commercial Sales Worksheet

			· And the state of	Service of the servic	ACCOMPANION SERVICE CONTRACTOR	SS Series Transport Transport	Managaran sanasan	ANG PERSONAL PARTER OF THE	SS socialist in magnitude of the second
Cnty No. Book	Page	Sale	Sale Date			School District Code	rict Code		The Mark
91 2024	1475	8/1/	8/1/2024	Base: 91-0002		Affiliated:		Unified:	
Location ID	Sale Number	Useability & Code #	& Code#			Parcel Number	umber_		
000115700	127	Ъ	57.45GS	GeoCde Twn	Rng	Sect Qrt	Subdiv	Area Blk	Parcel
Dat	Date of Sale Assessed Value	Value		4491		00 0	10005	025	5 0000
Land	Improvements	То	Total		Date of Sale Property Classification Code	e Property	Classificat	ion Code	
670	1,565	O.	2,235	Status P	Property Type	Zoning	Location	City Size	Parcel Size
Assessor Location: F	RED CLOUD (I	(RC)		A) 1 B)	01	0 1	D) <b>1</b>		F) 1
			Residential				Commercial	al	
Multip	Multiple Improvements:	Multiple. Improvements.	ments.:		Multiple. Improvements. :	rovements. :			
		Construction Date:	1900	0	Construction Date :	Date :			
	Floor:	Floor Sq. Ft. :	838	8	Floor Sq. Ft. :	••			
В	Building Cost New:	Cost:	82,475	5	Cost:				
Single Family Style: 101	01	Residential Condition: 20	ndition: 20		Commercia	Commercial Occupancy Code:	y Code:	10 3 ry	
(100) □ Mobile Home		(10) 🗆 Wo	Wom Out		Primary:	Q.	Other1:		7:
(101) ★ One Story		(20) 🖼 Bad	Badly Wom		Commercia	Commercial Construction Class:	ion Class:		
		(30) 🗆 Ave	Average	;	(1) D F	Fireproof Structural Steel Frame	ctural Steel I	rame	
(103)  Split Level		(40) Good	E.			Reinforced Concrete Frame	oncrete Fram	e	
			Excellent			Wood or Steel Framed Ext	Framed Ext	Walls	
(106) □ Other						Metal Frame and Walls	nd Walls		
Townhouse or Duplex Style:		Residential Quality: 30	ality: 30		(6) 🗆 P	Pole Frame			
(301) □ One Story		(10) 🗆 Low	T		Cost Rank:		Соп	ndition:	dition:
(302) □ Two Story	-	(20) 🗆 Fair		ŀ	(10) 🗆 T	Low	(10)	) 🛮 Wom Out	n Out
1		(30) 🖼 Average	rage		(20) 🗆 A	Average	(20)		Badly Worn
(308) □ Split Level		(40) □ Good	ğ		(30) 🗆 A	Above Average	e (30)		rage
(309) 🗆 2 1/2 Story		(50) 🗆 Very	Very Good		(40) II H	High	(40)		d
(304) ☐ One Story Duplex	lex	(60) □ Exc	Excellent				(50)		Very Good
(305) □ Two Story Duplex	lex						(60)		Excellent
Assessor's Adjustment to Sale Price (+ or -):	nent to Sale Pr	ice (+ or -):							
Assessor Comments and Reason for Adjustment:	nd Reason for A	ljustment:							
WD									
Comments from				Comments:	ents:				
000115700									
								(Co	(Continue on back)
								,	

NEBRASKA Good Life. Great Service.

# Real Estate Transfer Statement

FORM

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

Mo. 8 Day 2 Yr. 44 \$ 13.5 Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 20 Legal Description (Attach additional pages, if needed.) 18a Red Cloud 28 Date Deed Recorded sign 16 Does this conveyance divide a current parcel of land?
☐ Yes
☑ No 21 If agricultural, list total number of acres transferred in this transaction \_ 18 Address of Property 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) 22 Total purchase price, including any liabilities assumed...... 5 Grantor's Name, Address, and Telephone (Please Print) here (402) 746-0328 Street or Other Mailing Address 342 W 3rd Ave Top Tier Properties, LLC 1 County Name 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address See Attached Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Red Cloud, NE 68970 1,705.00 No address assigned 302 N Seward St (A) Status Yes DEPARTMENT OF REVENUE If yes, is the required affidavit attached to this filing? OL Unimproved Improved Bill of Sale Cemetery 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

(402) Print Signature of Grantee or Authorized Representative No No No Webster - 91 Seller Death Certificate – Transfer on Death Type Name Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed Aunt or Uncle to Niece or Nephew
Brothers and Sisters Commercial Multi-Family Single Family Ex-spouse 2 18b Grantee or Authorized Representative 10 Type of Transfer Distribution 29 Vacant land 2 County Number Value of Stamp or Exempt Number \$ 13,50 Court Decree Auction ☐ Yes Register of Deed's Use Only Agricultural Recreational Industrial Exchange Executor Easement ☐ Distribution Easement Parents and Child Family Corp., Partnership, or LLC floor Grandparents and Grandchild Zip Code 68970 Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Mineral Interests-Producing Red Cloud Attorney 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee Email Address Phone Number Street or Other Mailing Address 540 N Webster St Grantee's Name (Buyer)
City of Red Cloud, Board of Public Trust Mineral Interests-Nonproducing Mo. 08 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition Irrevocable Trust Revocable Trust Life Estate Yes HERE Day 01 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No No Partition Personal Rep. Step-parent and Step-child Self Quit Claim 2 Spouse Yr. 2024 ✓ Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract No 1 Sheriff
Trust/Trustee ✓ Warranty 4 Date of Deed Mo. 08 Exempt State Assessed 22 23 S S Other Other (Explain) Trustee to Beneficiary Other Day Transfer on Death 2 8/1/2024 For Dept. Use Only Phone Numbe (402) 746-3613 <u></u> 6,000,00 6,000,00 Zip Code 68970 Mobile Home Yes Yes 2024  $\widehat{\Omega}$ 0,00 Z Z

9

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

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.

Entered on the numerical index and filed for record in the Clerk's office or visia county this A day of Like A.D., 20 14 at 3:42 o'clock O.M. Recorded in Book 2024 on Page 1415-1416 of Chung A. R. o'clock P.D. M. R. R. on Page D Smatt Assessor ounty Clerk Carded Deputy



### WARRANTY DEED

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, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Top Tier Properties, LLC, a Nebraska limited liability company, GRANTOR, in

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

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

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

Top Tier Properties, LLC

Lisa Martinez-Whitmer, Member

Lynsey Moreton, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires



Notary Public

Filing Document #: 9001056759 Pages: 1
Corporation Name: TOP TIER PROPERTIES, L. Filing Date and Time: 08/02/2024 03:13 PM NE Sec of State - Robert B. Evnen

BOOK 2024 \_PAGE\_ 7

## STATEMENT OF AUTHORITY

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

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.

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

Lisa Martinez-Whitmer, Lynsey Moreton and Jason Hoeg

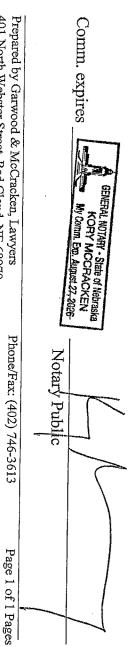
Executed on Hugust 2024.

Top Tier Properties, LLC

Ćisa Martinez-Whikmer, Member Lynsey Morelon, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER )  $_{
m ss}$ 

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



### Agricultural Land Sales Worksheet

	2.930	Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites	30,005	10.910	45
		Farm Sites			4D1
	2.930	Roads			3D
158,910	74.090	AG LAND TOTAL	35,010	12.730	3D1
		Other	43,260	15.730	2D
		Waste			2D1
		Accretion	32,535	11.830	ID
		Shelterbelt/Timber			DRYLAND IDI
7,820	15.640	4G			4A
		4G1			4A1
335	0.670	3G			3A
		3G1			3A1
		2G			2A
2,815	1.940	2G1			2A1
30	0.060	1G			1A
7,100	4.580	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	П
City Size Parcel Size	Zoning Location	Status Property Type	158,910		158,910
ion Code	Date of Sale Property Classification Code	Date of Sal	Total	Improvements	Land
1 000 0970	4 3 00000	4375 2 9	alue	Date of Sale Assessed Value	Date
Area Blk Parcel	Sect   Qrt   Subdiv /	GeoCde Iwn Rug S	4 05	128	001101800
	Parcel Number		Useability & Code #	Sale Number	Location ID
Unified:	Affiliated:	Base: 65-0011 Af	7/30/2024	1495	91 2024
	School District Code	The second second	Sale Date	Page	Cnty No. Book

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

### NEBRASKA Good Life, Great Service.

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

FORM 521

Neb. Rev. Stat. §§ 76-214, 77-1327(2	Authorized by	Mo Day Yr
	Recording Data	Deed Recorded  29 Value of Stamp or Exempt Number
For Dept. Use Only	Only	Register of Deed's Use
Date	Title	here Signature of Grantee or Authorized Representative
Phone Number 8/1/2024	Attorney	Sign Print or type Name of Grantee or Authorized Representative
(402) 496-3432	d that it is, to the best of my knowledge and belief, true, complete, and correct,	Under penalties of law, I declare that I have examined this statement and that it is, to and that I am duly authorized to sign this statement.  Paul J. Blazek
		27 If yes, is the required affidavit attached to this filing? Yes No
listic missile field? (See Instructions)	vithin a county or other geographic area with an active air force bal	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 ba
0.00	24	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	23 \$	22 lotal purchase price, including any liabilities assumed
2		21 If agricultural, list total number of acres transferred in this transaction 77.02
ence due North 237 feet;	ommencing at the Southeast Corner of said SW½; thence due West 429 feet; the eginning.	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: SYSWY4, EXCEPT a tract of land in the EYSWY4 of Section 4, described as follows: Commencing at the Southeast Corner of said SWY4; thence due West 429 feet; thence due North 237 feet; thence due East 429 feet to the East line of said SWY4; thence due South 237 feet to the point of beginning.
	Hastings, NE 68901	18a 🗸 No address assigned 18b 🗌 Vacant land
	egory & Joyce Mitchell 5 E 4th Street	
ould be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent	f Prop
(If Yes, include the name	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	16 Does this conveyance divide a current parcel of land?
nterest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$	14 What is the current market value of the real property? 158,910.00
	Spouse	Brothers and Sisters
	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corn Partnership or LLC     Self   Other	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)    Ves
	Yes No	V Yes No
If No, state the intended use	Gramor rus:   rarmion   Satisfaction of contract   Citret (Explain)    12 Was real estate purchased for same use? (If No, state the intended use	11 Was ownership transferred in full? (If No, explain the division.)
Transfer on Death Trustee to Beneficiary	sclosure   Irrevocable Trust   Revocable Trust   Sale   Sa	rer part of IHS like-  10 Type of Transfer Distribution D
	Quit Claim Warranty	Cemetery Death Certificate – Transfer on Death Executor
ther	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee	8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement
		Commercial
Mobile Home	Mineral Interests-Producing State Assessed  Mineral Interests-Producing Exempt	Unimproved Single Family Industrial  Multi-Family Agricultural
(C)		(A) Status
	off property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
		Email Address N/A
	ber Is the grantee a	ber 3-4985
Zip Code 68901	City State NE	City State Zip Code Hastings NE 68901
	m Trust dtd 7.30.2024; 715 E 4th Street	Street or Other Mailing Address 715 E 4th Street
of Karmazin Mitchell Fa	/ Mitchell, Ttees	Grantor's Name (Seller) Gregory L Mitchell & Joyce M Mitchell
	tee's Name, Address, and Telephone (Please Print)	5 Grantor's Name, Address, and Telephone (Please Print)
30 Yr. 2024	3 Date of Sale/Transfer  Mo. 7 Day 30 Yr. 2024 Mo. 7 Day	1 County Name  Webster - 91  County Number
	deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	The
	If additional space is needed, add an attachment and identify the applicable item number.	o If additional space is needed, add an atta

State of Nebraska Sss.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this Say of A.D., 20 34 at 10:15 o'clock A.B., 20 34 at 10:15 on Page 1445

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-8-34
\$EXCAPT # 4- By 7

10.00 Assessor Carded Comp Assessor Carded

### WARRANTY DEED

convey to Grantees, the following described real estate: Dollar (\$1.00) and other consideration received from GREGORY L. MITCHELL and JOYCE M. MITCHELL, Trustees of the KARMAZIN MITCHELL FARM TRUST dated July 30, 2024, and any amendments thereto, GRANTEES, GREGORY L. MITCHELL and JOYCE M. MITCHELL, husband and wife, GRANTORS, in consideration of One

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

237 feet; thence due East 429 feet to the East line of said SW1/4; thence due South 237 feet to the Section 4: S½SW¼, EXCEPT a tract of land in the E½SW¼ of Section 4, described as follows: point of beginning. Commencing at the Southeast Corner of said SW1/4; thence due West 429 feet; thence due North

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

	EXECUTED this 30 day of July
GREGORY L. MITCHELL, Grantor  COUCE M. MITCHELL, Grantor  JOYCE M. MITCHELL, Grantor	, 2024.

STATE OF NEBRASKA

COUNTY OF Adams ) ss.

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

GENERAL NOTARY - State of Nebraska
PAUL BLAZEK
PAUL BLAZEK
My Comm. Exp. August 16, 2026

Return to:

Notary Public '

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

## Residential & Commercial Sales Worksheet

(Continue on back)									
								000125300	
			Comments:	Ω				Comments from	[압]
							L L	IN THE STATE OF THE	
					:-	ljustmen	d Reason for Ac	Assessor Comments and Reason for Adjustment:	Ass
					r -):	ice (+ o	ent to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Ass
(60) □ Excellent							X	(305) ☐ Two Story Duplex	93
(50) □ Very Good	* (				Excellent	(60)	X	(304) ☐ One Story Duplex	(304
(40) □ Good			( <del>4</del> 0)		Very Good	(50)		9) 🗆 2 1/2 Story	(309)
(30) □ Average		☐ Above Average	(30)		Good	(40)		(308) □ Split Level	(308
(20) □ Badly Worn		☐ Average	(20)		Average	(30) ₩		(307) 🗆 1 1/2 Story	(307
(10) Worn Out		□ Low	(10)		Fair	(20)		(302) □ Two Story	(302
Condition:		Cost Rank:	Cost		Low	(10)		(301) □ One Story	(301
	ame	☐ Pole Frame	<u> </u>		Residential Quality: 30	Residenti		Townhouse or Duplex Style:	I ow
	Metal Frame and Walls	☐ Metal Fi	(5)				Saisen	(106) □ Other	(106
ext. Walls	Wood or Steel Framed Ext.	□ Wood o	(4)		Excellent	(60)		(111) □ Bi-Level	(111)
	Masonry Bearing Walls	□ Masonr	(3)		Very Good	(50)		4) 🗆 1 1/2 Story	(104)
ше	Reinforced Concrete Frame		(2)		Good	(40)		(103) □ Split Level	(103
d Frame	Fireproof Structural Steel Frame	☐ Fireproc	(1)		Average	(30)		(102) 🗆 Two Story	(102
	Commercial Construction Class:	ımercial Con	Con		Badly Worn	(20) ★		(101) 🖼 One Story	(101
Other2:	Other1:	ату:	Primary:		Worn Out	(10)		(100) □ Mobile Home	(100
	Commercial Occupancy Code:	imercial Occi	Con	)	Residential Condition: 20	Residenti		Single Family Style: 101	Sing
		••	Cost :	50	142,560	Cost:	_	Bui	
		Floor Sq. Ft. :	Floor	252	1,	Floor Sq. Ft. :	Floor:		
		Construction Date:	Cons	10	n Date: 1910	Construction Date:		Co	
	ents. :	Multiple. Improvements. :	Mult		Multiple. Improvements. :	Multiple. In	Multiple Improvements:	Multiple	
cial	Commercial				Residential				
E) 6 F) 2	1 D) 1	01 ()	B) C	A) 1		(RC)	CLOUD	Assessor Location: RED	Ass
a City Size Parcel Size	Zoning Location		Property Type	Status	44,560		42,395	2,165	
ation Code	Date of Sale Property Classificat	of Sale Proj	Date		Total		Improvements	Land	
0000 0000	0 10020	00		4371		Value	Date of Sale Assessed Value	Date:	
Area Blk Parcel	Qrt Subdiv	Ring Sect	Twn R	GeoCde	0.5	4	129	000125300	0
	Parcel Number	Par			Useability & Code#	Useabi	Sale Number	Location $D =  \cdot $	
Unified:	d:	Affiliated:	91-0002	Base: 9	8/8/2024	8	1496	91 2024	
	School District Code	Schoo			Sale Date		Page	Cnty No. Book	පි

Good Life. Great Service. NEBRASKA

## Real Estate Transfer Statement

FORM

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

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 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 Addtion to Red Cloud, Webser County, Nebraska 28 Date Deed Recorded here 18 Address of Property 841 N Webster Street 16 Does this conveyance divide a current parcel of land?

☐ Yes
✓ No sign 21 If agricultural, list total number of acres transferred in this transaction \_ 18a No address assigned 14 What is the current market value of the real property? 11 Was ownership transferred in full? (If No, explain the division.) City Red Cloud 5 Grantor's Name, Address, and Telephone (Please Print) 22 Total purchase price, including any liabilities assumed...... 8 Type of Deed Street or Other Mailing Address 707 W 7th Ave 1 County Name Email Address n/a Phone Number (254) 718-9674 Grantor's Name (Seller)
Charles R. Van Beber and Merna C. Van Beber Mo. Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Red Cloud, NE 68970 34,950.00 (A) Status Buyer Improved DEPARTMENT OF REVENUE Unimproved Cemetery Bill of Sale and that I am duly authorized to sign this statement.
Charles R. Van Beber, Manager/Member,
Print or Type Name of Grantee or Authorized Representative Day \_ 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 Signature of Grantee or Authorized Representative Webster - 91 No No 3 Seller V No Corrective Death Certificate – Transfer on Death Conservator 1.24 The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Commercial Multi-Family Single Family Ex-spouse Aunt or Uncle to Niece or Nephew Brothers and Sisters D 18b 10 Type of Transfer Distribution Vacant land \* Exempt Number County Number Court Decree Auction State NE 68970 Exempt # Register of Deed's Use Only Recreational Agricultural Industrial Exchange J Easement Executor No No Easement Distribution Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Zip Code 68970 ☐ Grantor Trust ☐ Partition Gift Foreclosure Mineral ☐ Land Contract/Memo☐ Lease Van Beber Properties II, LLC (B) Property Type City Red Cloud Grantee Email Address n/a 3 Date of Sale/Transfer 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee Phone Number (254) 718-9674 Grantee's Name (Buyer)
Van Beber Properties II, LLC, a Nebraska limited liability company Street or Other Mailing Address 544 N Seward Street Mineral Interests-Producing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | | Yes | | | | No Yes ☐ Irrevocable Trust ☐ Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Hear Day ✓ Yes S No Quit Claim Personal Rep. Step-parent and Step-child Spouse Yr. 2024 Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Sale Sheriff
Trust/Trustee

Warranty 4 Date of Deed Exempt Yes Authorized by Neb. Mo. State Assessed 22 \$ 24 Other (Explain) Family LL Other Trustee to Beneficiary Day Other Stat. §§ 76-214, 77-1327(2) For Dept. Use Only Phone Number (254) 718-9674 ã ☐ Mobile Home 521 <u></u> Zip Code 68970 40051 Yes Yes 2024 0.00 0.00 **₹** ₹

State of Nebraska ss. County of Webster

HOOK JOH

PAGE 1496

Clerk's office of said county this\_6 Entered on the numerical index and filed for record in the o'clock A.D., 20 24 at Smath Recorded in Book County Clerk

Obsputy て名の day

NEBRASKA DOCUMENTARY

\_Comp\_

Assessor

Carded

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

### WARRANTY DEED

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

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

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

- are lawfully seised of such real estate and that it is free from encumbrances;
- 90E have legal power and lawful authority to convey the same;
- warrant and will defend title to the real estate against the lawful claims of all persons.

Executed Mugust8 , 2024.

Charles R. Van Beber

Merna C. Van Beber

STATE OF NEBRASKA

COUNTY OFWEBSTER

SS

Van Beber and Merna C. Van Beber, husband and wife. The foregoing instrument was acknowledged before me August B

2024 by Charles R

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD

My Comm. Exp. October 28, 2024

Notary Públic

## Residential & Commercial Sales Worksheet

(Continue on back)				
				000150100
Comments:	Com			Comments from
			R TO LLC	WD; TRANSFER
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
		ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent			hiplex	(305) □ Two Story Duplex
(50) □ Very Good		(60) □ Excellent		(304) ☐ One Story Duplex
(40) □ High (40) □ Good		(50) □ Very Good		(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) 🖼 Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30)  Average		(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Wom Out		(20)		(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6)   Pole Frame		Residential Quality: 40		Townhouse or Duplex Style:
(5)   Metal Frame and Walls				(106) □ Other
(4) U Wood or Steel Framed Ext. Walls		(60)   Excellent		(111) □ Bi-Level
(3)   Masonry Bearing Walls		(50) □ Very Good		(104) 🗆 1 1/2 Story
(2)   Reinforced Concrete Frame		(40) □ Good		(103) □ Split Level
I 27		(30) □ Average		(102) 🛘 Two Story
Commercial Construction Class:		(20) 🗷 Badly Worn		(101) 🖼 One Story
ŀ		(10) □ Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 20		Single Family Style:
Cost:	50	Cost: 168,050	Building Cost New:	
Floor Sq. Ft. :	)1	Floor Sq. Ft. : 991	Floor: I	
Construction Date :	24	Construction Date: 1924		
Multiple. Improvements.:		Multiple. Improvements.:	Multiple Improvements:	Mul
Commercial		Residential		
B) 01 C) 1 D) 1 E) 6 F) 2	A) 1 E	(1)	RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status ]	74,145	72,505	1,640
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10045 004 0000	4371	Value	Date of Sale Assessed Value	D:
m Rug Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	4 05	130	000150100
Parcel Number	10000000000000000000000000000000000000	Uscability & Code#	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 91-	8/8/2024	24 1497	91 2024
School District Code		Sale Date	ok Page	Cnty No. Book

### NEBRASKA

38,780

Good Life. Great Service.

FORM **521** 

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

And that I am duly authorized to sign this statement and that I and that I am duly authorized to sign this statement.  Charles R. Van Beber, Manager/Member, Val Print or Type Name of Grantee or Authorized Representative  Print or Type Name of Grantee or Authorized Representative  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Grantee — Retain a copy of this	21 If agricultural, list total number of acres transferred in this transaction	433 N Cherry Street Red Cloud, NE 68970  a No address assigned 18b Vacant land Legal Description (Attach additional pages, if needed.) Lots Four (4), Five (5) and Six (6), Block Four (4), Radcliff's		are the trustor or Nephew	□ Cemetery □ Death Certificate - Transfer on Death □ E  Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? □ Buyer □ Seller □ No □ Court Decree □ Exc  Was ownership transferred in full? (If No, explain the division.) □ Yes □ No □ Court Decree □ Exc    Ves □ No □ Court Decree □ Exc	Conservator   Carective   Ca	d Cloud  NE 68970  Re Number  14) 718-9674  Report Classification Number Check one have in categories A and B. Check one have a categories A and B. Ch	le (Seller) Van Beber and Merna C. Van Beber r Mailing Address Ave	The deed will not be recorded unless this statement County Name  Vebster - 91  S Grantor's Name, Address, and Telephone (Please Print)
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  Register of Deed's Use Only  Register of Deed's Use Only  Part of Revenue  Day 8 Yr. 34 29 Value of Stamp or Exempt Number Day 8 Yr. 34 29 Value of Stamp or Exempt Number One 7-2024 Rev. Supersedes 96-269-2008 10-2020  Grantee — Retain a copy of this document for your records.  (254) 718-9674  Phone Number 87 Dept. Use Only  For Dept. Use Only  Authorized by Neb. Rev. Stat. §\$ 76-214, 77-1327(2)  Authorized by Neb. Rev. Stat. §\$ 76-214, 77-1327(2)  Grantee — Retain a copy of this document for your records.	uctions) 22 \$ 0',00  1  23 \$ 1  24 \$ 0',00  24 \$ 0',00  within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	Grantee  Addition to Red Cloud, Webster County, Nebraska	Yes Vietnovigage assumed? (In res, state the amount and interest rate.)  \[ \text{Yes} \subseteq \text{No} \text{ No} \text{ S} \]  \[ \text{17} \text{Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) \[ \text{Yes} \]  \[ \text{Yes} \]  \[ \text{V} \]  \[ \text{No} \]  \[ \text{No} \]  \[ \text{10} \]  \[ \text{Name and Address of Parson to Whom the Tax Statement Should be Seet.} \]  \[ \text{10} \]		ase tion	(B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt  Land Contract/Memo Personal Rep.  Trust/Trustee  (C)  Mobile Home Exempt  Other	Red Cloud  NE  Report is also a mobile from the control of the con	ne (Buyer) Properties II, LLC, a Nebraska limited liability er Mailing Address vard Street State	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.  2 County Number 3 Date of Sale/Transfer Mo. 1 Day 7 Yr. 2024 Mo. 2024 Mo. Day 8 Yr. 2024 Ss, and Telephone (Please Print)  6 Grantee's Name, Address, and Telephone (Please Print)

State of Nebraska \ss. County of Webster J

Outhory ! o'clock\_ Clerk's office of said county this 8 of Flug A.D., 20 34 at Entered on the numerical index and filed for record in the \_dmo\_ Recorded in Book Assessor\_ County Clerk

Observed

Deputy Carded Deputy hear

NEBRASKA DOCUMENTARY <u>'</u>

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

### WARRANTY DEED

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

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:

- $\overline{G}$ are lawfully seised of such real estate and that it is free from encumbrances;
  - have legal power and lawful authority to convey the same;
- warrant and will defend title to the real estate against the lawful claims of all persons.

Charles R. Van Beber Executed August 8 2024. Mérna C. Van Beber

STATE OF NEBRASKA

COUNTY OF WEBSTER

SS

The foregoing instrument was acknowledged before me August Van Beber and Merna C. Van Beber, husband and wife  $\omega$ 

, 2024, By Charles

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD

My Comm. Exp. October 28, 2024

Motary Public

### Agricultural Land Sales Worksheet

	2.980		Non-AG TOTAL	Non				33	Outbuildings
	-		Other					- 33 - 33	Dwellings
			Recreation				Agents of the Control		
		-	Home Sites					D	4D
			Farm Sites					<u> </u>	4D1
	2.980		Roads					D	3D
117,925	77.290		AG LAND TOTAL	AG LA				Ĕ	3D1
			Other						2D
			Waste					Ä	2D1
		1	Accretion					ĪŪ	<u> </u>
		•	Shelterbelt/Timber	SI	: :			21	DRYLAND 1D1
			4G					A	4A
			4G1						4AI
		7.	3G					A	3A
5,280	3.640		3G1						3A1
		7*	2G					A	2A
21,955	15.140		2G1					1	2A1
51,880	33.470		1G					lA	1
38,810	25.040		GRASSLAND 1G1	GR.				-	IRRIGATED 1A1
VALUE:	ACRES:	ACI	LCG		VALUE:	VA	ACRES:		LCG
E) 0 F) 9	D) 3	C) 5	в) 05	A) 2			Irrigation Type:	Irrigat	
City Size Parcel Size	Location	Zoning	Property Type	Status	117,925			<u> </u>	117,925
tion Code	Date of Sale Property Classification Code	ile Propert	Date of Sa		Total		Improvements		Land
1 000 0000	00000	13 2	2 12	4369		Value	Date of Sale Assessed Value	Date of S	Ī
Area Blk Parcel	Subdiv	Sect Ort	Twn Rng	GeoCde	05	4	131		002307400
	Parcel Number	Parcel			Useability & Code#	Useability	Sale Number	Sale	Location ID
Unified:		Affiliated:	01-0123 A	Base: 0	8/1/2024	8/1	1500	2024	91 20
	School District Code	School Di			Sale Date	Sal	Page -	Book	Cnty No. B

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

### 71870 NEBRASKA

# Real Estate Transfer Statement To be filed with the Register of Deeds. •Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

Good Life. Great Service.

FORM **521** 

Register of Deed's Use Only  No. B Day Yr. 24   29 Value of Stamp or Exempt Number   3  No. B Day Yr. 24   \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	ent and th	22 Total purchase price, including any liabilities assumed	18a ✓ No address assigned  18b ☐ Vacant land  20 Legal Description (Attach additional pages, if needed.)  The North Half of the Northwest Quarter (N1/2NW 1/4) of Sec (12) West of the 6th P.M., Webster County, Nebraska  21 If agricultural, list total number of acres transferred in this transaction 80.27	16 Does this conveyance divide a current parcel of land?  ☐ Yes ☐ No  18 Address of Property	14 What is the current market value of the real property? 117,925.00	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self  Brothers and Sisters Grandparents and Grandchild Spouse  Ex-spouse Parents and Child Step-parent a	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Grantor Trust  11 Was ownership transferred in full? (If No, explain the division.)	8 Type of Deed	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home  (A) Status    Improved	(402) 480-4638 Email Address	City State Zip Code Hastings NE 68901	Grantor's Name (Selier) Charles E. Lovejoy and Linda K. Lovejoy Street or Other Mailing Address 1005 East C Street, Apt. 2	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name    Vichstor = 01   Tell
30 Recording Data 30 Recording Data 30 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	hat it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 475-1993  Phone Number  Attorney  Attorney  Date	Total purchase price, including any liabilities assumed	Hastings, NE 68901 of Section Thirteen (13), Township Two (2) North, Range Twelve	real estate agent or a title company? (If Yes, include the parry contact.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes Vo \$	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC  Self  Grandparents and Grandchild  Spouse  Parents and Child  Step-parent and Step-child	□ Irrevocable Trust ☑ Revocable □ Life Estate □ Sale □ Partition □ Satisfaction 12 Was real estate purchase □ ∀ Yes □ No	Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Cher ☐ Trust/Trustee ☐ Quit Claim ☐ Warranty	(B) Property Type  Mineral Interests-Producing  Mineral Interests-Producing  Exempt  (C)  (C)  (B)  (C)  (C)  (C)  (D)  (Exempt)	Frone Number Is the grantee a 501(c)(3) organization? Yes (1)(402) 480-4638 If Yes, is the grantee a 509(a) foundation? Yes (1)(0) Email Address	State  NE  State  According to the control of the c	Grantee's Name (Buyer)  see attached (Buyer)  Street or Other Mailing Address  1005 East C Street Apt. 2	ress, and Telephone (Please Print)	of Sale/Transfer 4 Date of Deed

# 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 3ss. County of Webster

on Page Obbuey Harva o'clock A.M. of Aug A.D., 2034, at Entered on the numerical index and filed for record in the \_Comp\_ A.D., 20<u>a</u>4, at 9:58 Secorded in Book aby \_Assessor\_ <u>County Clerk</u> Carded

NEBRASKA DOCUMENTARY By

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

### QUITCLAIM DEED

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

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

Executed this 1<sup>st</sup> day of August, 2024.

Charles E. Lovejoy, Grantor

Linda K. Lovejoy, Grantor

STATE OF NEBRASKA

LANCASTER COUNTY ss.

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

GENERAL NOTARY - State of Nebreska JOHN D. ROUSE My Comm. Exp. November 16, 2026

Notary Public

## Residential & Commercial Sales Worksheet

(Continue on back)									
								00	000604300
			its:	Comments:				rom	Comments from
						istment:	eason for Adju	Assessor Comments and Keason for Adjustment:	JTWD
			<u>.</u>			e (+ or -):	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
(60) □ Excellent	(6							Two Story Duplex	(305) □ Two
(50) □ Very Good	(5					(60) □ Excellent	(6	One Story Duplex	(304) 🗆 One
		High	(40) D Hi			(50) Uery Good	(5	2 1/2 Story	(309) 🗆 21/
		Above Average	(30) □ Al	()		(40) □ Good .	(4	Split Level	(308) 🗆 Spli
æ	3)	verage	(20) 🖼 Average	C		(30) □ Average	ය	1 1/2 Story	(307) 🗆 11/
(10) □ Wom Out	()	Low	(10) 🗆 Lc			(20) 🗆 Fair	(2	Two Story	(302) □ Two
Condition: 20	C	20	Cost Rank: 20	C		(10) □ Low	(2	One Story	(301) □ One
		Pole Frame	(6) 🗆 Pc	1		Residential Quality:	Re	Townhouse or Duplex Style:	Cownhouse o
	Metal Frame and Walls	etal Frame						er	(106) □ Other
xt. Walls	Wood or Steel Framed Ext.	lood or Ste	(4) EN W			(60) ☐ Excellent	(6	Bi-Level	(111) 🗆 Bi-i
	Masomy Bearing Walls	lasomy Be				(50) □ Very Good	(G	1 1/2 Story	(104) 🗆 11/
ше	☐ Reinforced Concrete Frame	einforced (	(2) 🗆 Re			(40) □ Good	(4	Split Level	(103) 🗆 Spl
- п	Fireproof Structural Steel Frame	reproof St	(l) II Fi			(30) □ Average	(3	Two Story	(102) □ Tw
4	Commercial Construction Class: 4	l Construe	ommercia	o		(20) □ Badly Worn	(2	One Story	(101) 🗆 On
Other2:	Other1:	384 0	Primary: 3	P		(10)	(1	bile Home	(100) □ Mobile Home
	ncy Code:	1 Оссирал	Commercial Occupancy Code:	C		Residential Condition:	-		Single Family Style:
	58,465		Cost:	C		Cost:		Buildin	
	546		Floor Sq. Ft. :	<u> </u>		Floor Sq. Ft. :	$\overline{}$		
	1900	Date:	Construction Date :			Construction Date:		Солят	
	and the second s	rovements. :	Multiple. Improvements.	Z	1	Multiple. Improvements. :		Multiple Improvements:	
cial	Commercial		i i			Residential			
E) 7 F) 2	D) <b>1</b>	() 3	03	В)	A) 1	R)	E ROCK (GR)	cation: GUIDE	Assessor Location:
City Size Parcel Size	Location	Zoning	Property Type	Prop	Status	4,450	2,560	1,890	Ъ
Date of Sale Property Classification Code	ty Classific	e Propert	ite of Sale	Dı		Total	Improvements		Land
012 0000	40005	00 0	0		4487	alue	Date of Sale Assessed Value	Date of Sa	
Area Blk Parcel	Subdiv	Sect Ort	Ring Se	Twn	GeoCde	ш	132		000604300
	Parcel Number	Parcel				Useability & Code#	Sale Number		Location ID
Unified:		Affiliated:		65-0011	Base: 6	8/9/2024	1501	2024	91
CV.	School District Code	school Di	S			Sale Date	Page	Book	Cnty No.
									I

### Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

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

FORM **521** 

	And that I am duly authorized to sign 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	21 If agricultural, list total number of acres transferred in this transaction  22 Total purchase price, including any liabilities assumed	18a ☐ No address assigned 18b ☐ 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	Republican St Republican St Rock, NE 68942	15 Was the mortgage assumed? (If Yes, state)  16 Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate agent or of the agent or title company contact.) ☐  18 Was the mortgage assumed? (If Yes, state)  19 Yes ✓ No \$ ✓ No \$ ✓ Of the agent or title company contact.) ☐	are the trustor and beneficiary relatives? (If Yes, check the ap or Nephew	Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller Vas ownership transferred in full? (If No, explain the division.)  Was ownership transferred in full? (If No, explain the division.)  10 Type of Transfer Distribution Foreclosure Irrevoc Easement Glift Life Es Exchange Grantor Trust Partitic	8 Type of Deed Conservator Distribution Land Contract/Memo Partition  Bill of Sale Corrective Easement Lease Personal Rep.  Cemetery Death Certificate – Transfer on Death Executor Mineral Quit Claim	Improved   Improved	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	2330 Phone Number 2355 Email Address	State Zip Code City + KS+174/5	Mackenzie J. Cole and Andrew Cole  Street or Other Mailing Address 441 N Cherry  Street or Other Mailing Address	Nease Print)		The deed will not be recorded unless this statement is signed and items 1-27 are accurately comp
Parameter Stat. §§ 76-214, 77-1327(2) records.	nowledge and belief, true, complete, and correct,  \( \begin{align*} \lambda \cdot \	22   \$   7,000,00   0	de Rock, Webster County, Nebraska.	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	state the amount and interest rate.)  lent or a title company? (If Yes, include the company?)	nd Step-child	able Trust Revocable Trust Transfer on Death state Sale Trustee to Beneficiary  In Satisfaction of Contract Other (Explain)  Was real estate purchased for same use? (If No, state the intended use.)  Yes No	rrtition Sheriff Other  rrsonal Rep. Trust/Trustee  ut Claim Warranty	roducing State Assessed Mobile Home cing Exempt	2 Notara II . Cum	Is the grantee a 501( If Yes, is the grantee	State Zip Co	and Ward Milligan	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	Yr. 2024 4 Date of Deed Mo. 08 Day \( \frac{1}{2} \) Yr. 2024	1-27 are accurately completed

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 1 day of 0.0.4 A.D., 20.24 at 1:53 o'clock 0.M. Recorded in Book 20.24 on Page 1.50

on Page 1 1501

Obboy Harvin County Clerk

O. 60

Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Pate 6 - 9-34
15.75 By 0.0

## 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 following described real estate (as defined in Neb. Rev. Stat. 76-201): Rancourt and Ward Milligan, sister and brother, as joint tenants, GRANTEES, the

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

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

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

Executed August 8th, 2024.

Mackenzie J. Cole

Andrew Cole

STATE OF NEBRASKA, COUNTY OF WEBSTER )

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

Comm. expires <u>May 19, 202 8</u>

A GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2028

Dudast Dochina.
Notary Public

A GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2028

## Residential & Commercial Sales Worksheet

(Continue on back)			
			000108600
ts:	Comments:		Comments from
		O MEMBER	QCD; TRANSFER FROM LLC TO MEMBER
		justment:	Assessor Comments and Reason for Adjustment:
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
			(305) ☐ Two Story Duplex
(50)		(60) □ Excellent	(304) ☐ One Story Duplex
(40)	(4	(50) □ Very Good	(309) 🗆 2 1/2 Story
	(3	(40) □ Good	(308)  Split Level
☐ Average (20) ☐	(2	(30) 🖼 Average	(307) 🗆 1 1/2 Story
	Q	(20)	(302)  Two Story
Cost Rank: Condition:	Ç	(10)   Low	
(6)   Pole Frame		Residential Quality: 30	Townhouse or Duplex Style:
(5) ☐ Metal Frame and Walls			(106) □ Other
		(60)   Excellent	(111) □ Bi-Level
(3)   Masonry Bearing Walls		(50) □ Very Good	(104) □ 11/2 Story
			(103) □ Split Level
∄' [		*	(102) □ Two Story
Commercial Construction Class:	Q	(20) 🗷 Badly Worn	(101) ★ One Story
	P	(10) Worn Out	(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 25	100
Cost:		Cost: 125,015	Building Cost New:
Floor Sq. Ft. :		Floor Sq. Ft.: 1,181	Floor:
Construction Date:		Construction Date : 1890	
	M	Multiple. Improvements. :	Multiple Improvements:
Commercial		Residential	
01 C) 1 D) 1 E) 6 F) 1	A) <b>1</b> B)	C)	Assessor Location: RED CLOUD (RC)
Property Type Zoning Location City Size Parcel Size	Status Prop	59,065	1,095 57,970
Date of Sale Property Classification Code	, Da	Total	Land Improvements
00 0 10005 015 0000	4371	Value	Date of Sale Assessed Value
Rug Sect Ort Subdiv Area Blk Parcel	GeoCde Iwn	4 05	000108600 133
Parcel Number		Useability & Code#	Location ID Sale Number
Affiliated:	Base: 91-0002	6/4/2024	91 2024 1509
School District Code		Sale Date	Cnty No. Book Page
		A CONTRACT OF THE PROPERTY OF	A CONTRACTOR OF THE PROPERTY O

28 Date Deed Recorded  29 Value of Stamp or Exempt Number  30 Recording Data  Mo. B Day 12 Yr. 24 \$ Exempt # 50  Mo. B Day 12 Yr. 24 \$ Exempt # 50	Register of Deed's Use Only	here Signature of Grantee or Authorized Representative	sign Attorney	•	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, and that I am duly authorized to sign this statement.	27 If yes, is the required affidavit attached to this filing?	Yes V No	25 If this transfer is exempt from the documentary stamp tax, list the exemption number 25 is an affidavit as described in Neb Rev. Stat. \$78-2 141 required herallies the property is located within a country or state.	diusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchase?	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	Lots 19 and 20, Block 15, Original Town of Red Cloud, Webster County, Nebraska.	Legal Description (Attach additional pages, if needed.)	□ No address assigned 18b □ Vacant land Red Cloud, NE	Red Cloud, NE 68970  Jesus Eduardo an 430 Walnut Street		No	conveyance divide a current parcel of land?		al property?	☐ Ex-spouse ☐ Parents and Child		13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		hip transferred in full? (If No, explain the division.)	Auction Easement Gift Life	10 Type of Transfer Distribution     Encoloning	le Corrective Easement Essement Death Cartificate – Transfer on Death Frequence		Unimproved Multi-Family Agricultural Mineral Interests-Producing	✓ Improved ✓ Single Family ☐ Industrial ☐ Mineral Interest	(A) Status (B) Property Type	eck one box in categories A and B. Check C if p	mail Address Indsey_h_2007@hotmail.com	402) 257-7461 Phone Number (402) 257-7461	NE 68970	Zin Code			County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed  Webster - 91		To be filed with the Register of Deeds. • Read instructions on reverse side.  • If additional space is needed, add an attachment and identify the applicable item		7 7 7 7
1, Pa 1509		Date	Phone Number	1	of my knowledge and belief, true, complete, and correct,		ਕ ਉਵਪੁਸ਼ੀਕੀ ਜਾਂ ਕਾਵਕ will all active all iolice ballstic (lissie field ( (See instructions)		23 5		22 \$ 1.00		ter County, Nebraska.		E 68970	Jesus Eduardo and Lindsey Rodriguez 430 Walnut Street	19 Name and Address of Person to Whom the Tax Statement Should be Sent	or title company contact)	Was transfer through a real estate agent or a title company? (If Yes, include the name	✓ No \$	Was the mortdage assumed? (If Yes, state the amount and interest rate)	Step-parent and Step-child	Spouse		Yes No	12 Was real estate purchased for same use? (If No state the intended use)	Inevolution   Inevolution of Control   Interest of Dehaction From   Inc	Claim Warranty	Personal Rep.	Partition Sheriff	sts-Producing Exempt	Mineral Interests-Nonproducing State Assessed Mobile Home	(C)	a mobile home.	7@hotmail.com	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Ctato	RODHIGUEZ, Jesus Eduardo and Lindsey Street or Other Mailing Address	(Buyer)	Transfer 4 Date of Deed 4 Date of De	d items 1-27 are accurately completed.		Iranster Statement 150 FORM	こし

State of Nebraska 3ss. County of Webster 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 10.12 A.D., 20 dy at 10.12 o'clock 20M. Recorded in Book 202 y on Page 1509

Obdey tania County Clerk 10.00

Comp

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
BOATE SABY ALL
SEX-CONDITIONS
STAMP TAX
STAMP

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

### QUITCLAIM DEED

estate jointly other Jesus Nebraska, liability Lindsey Eduardo valuable (as defined with rights GRANTOR, company organized Rodriguez, Rodriguez consideration, in consideration of One in Neb. Rev. Stat. §76-201): 0 f survivorship, and Lindsey Manager and hereby existing in the State О Н ABC Concrete, Rodriguez, husband and the quitclaims to following Dollar LLC, (\$1.00)described GRANTEES, 0 f g imited and wife, real

Original Lots Nineteen Town O É (19) and Twenty (20), of Red Cloud, Webster Block Fifteen County, Nebra: Nebraska

Executed  $\mathcal{A}$ , 2024.

ABC CONCRETE, LLC

By Lindsey Roariguez, Manager

STATE OF NEBRASKA )
COUNTY OF ADAMS )

SS

Cohc: the the State The foregoing LLC, 0 F a limited Nebraska instrument by Lindsey d liability was acknowledged before Rodriguez, Manager company organized and 0f me ABC on existing

GENERAL NOTARY - State of Nebraska
MELONI A. ESSER
My Comm. Exp. April 17, 2025

Word A. Esser

### Agricultural Land Sales Worksheet

00,040				The second secon	
078 8E	10 950	Non-AG TOTAL	7,280		Outbuildings
		Other	14,125		Dwellings
		Recreation			
25,000	1.000	Home Sites	4,015	1.460	4D
13,840	1.000	Farm Sites			4D1
	8.960	Roads			3D
592,000	355.270	AG LAND TOTAL	23,155	8.420	3D1
		Other			2D
720	1.440	Waste			2D1
	11.380	Accretion	61,665	22.420	1D
		Shelterbelt/Timber	322,940	117.430	DRYLAND 1D1
27,790	55.580	4G			4A
7,890	9.880	4G1			4A1
		3G			3A
50,725	35.230	3G1			3AI
14,240	28.480	2G			2A
		2G1			2A1
22,595	27.250	16			1A
56,265	36.300	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	Lcg
E) 0 F) 10	C) 5 D) 3	A) 1 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	652,245	21,405	630,840
ation Code	Date of Sale Property Classification Code	Date of Sal	Total	Improvements	Land
1 000 0000	14 1 00000	4489 1 10 1	alue	Date of Sale Assessed Value	Dai
Area Blk Parcel	Sect   Qrt   Subdiv	GeoCde Twn Rug S	4 05	134	001406300
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 65-0011 Af	8/8/2024	4 1512	91 2024
<b>B</b>	School District Code		Sale Date	k Page	Cnty No. Book

		001406300 001405500 001405900 001405300 001406100	Comments from Com			DEED OF DISTRIBUTION BY PR; FROM PARENT TO CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
(Continue on back)		0	Comments:					Total Recapture Value:	

### NEBRASKA Good Life, Great Service,

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

FORM **521** 

28 Date Deed Recorded  Mo. 6 Day 3 Yr. 24 \$ EXampt 15  Not separtment of Revenue  Torm No. 96-260-2010 72/24 Rev Supersedes 08-260-2010 10-2010	ittles of law, I declare that I have examined this statement and utily authorized to sign this statement.  IS R. Walker, Attorney  Name of Grantse or Authorized Representative  Manne of Grantse or Authorized Representative  Grantse or Authorized Representative	21 If agricultural, list total number of acres transferred in this transaction 366.25.  22 Total purchase price, Including any liabilities assumed	Rural Webster Co, NE  18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)  See attached legal descriptions	market value of the real property?  ce divide a current parcel of land?	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  ☑ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisfers ☐ Grandparents and Grandchild ☐ Step-parent e	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?    Buyer	Family Agricultural mercial Recreational or Z Distribution Easement Easecutor	sification Number. Check one box in categories A and B. Check C	Keariney NE 68845 Phone Number (308) 440-8157 Email Address	irantor's Name (Seller) Estate of Philip L. Gleason, Dcd treet or Other Mailing Address 3310 W Cottonwood Rd	1 County Name  Vebster - 91  Grantor's Name, Address, and Telephone (Please Print)	• If additional space is needed, add an attachment and identify the applicable item number.  The deed will not be recorded unless this statement is stoned and items 1-27 are accurately controlled.
BY JOHN For Dept. Use Only  BY JOHN JOHN JOHN For Dept. Use Only  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	is, to the best of my knowledge and belief, true, complete, and belief true, complete, and complete,	ssumed	19 Name and Address of Person to Whom the Tax Statement Should be Sent David A. Gleason 3310 W Cottonwood Rd Kearney, NE 68845	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	sure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Life Estate ☐ Sale ☐ Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) ☐  12 Was real estate purchased for same use? (If No, state the Intended use.) ☐ Yes ☐ No ☐	Mineral Interests-Producing   State Assessed   Mobile Home   Mineral Interests-Producing   Exempt		City State State State Code Kearrney NE NE 68845  Phone Number Is the grantee a 501(c)(3) organization? Yes Who State St		2 County Number   3 Date of Sale/Transfer   4 Date of Deed   12 County Number   3 Date of Sale/Transfer   4 Date of Deed   12 County Number   4 Date of Deed   13 Date of Sale/Transfer   4 Date of Deed   14 Date of Deed   15 Date of Sale/Transfer   15 Date of Deed   16 Date of Sale/Transfer   16 Date of Sale/Transfer   17 Date of Deed   17 Date of Dee	nent and identify the applicable item number.

## LEGAL DESCRIPTION FOR GLEASON 521 STATEMENT

10 Reg West of the 6<sup>th</sup> P.M., Webster County, Nebraska. The Northeast Quarter (NE¼) of Section Fourteen (14), Township One (1) North, Range Ten (10),

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

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

A tract of land lying in the Northwest Quarter (NW%) of Section Thirteen (13), Township One (1)

1883 1883

feet along said section line to the Northeast corner of said quarter section; thence S 00"06'W 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 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 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; 1,960.6 feet from the center quarter corner of said Section and proceeding N 88°18'W 850.0 feet Beginning at a point on the East boundary of said quarter section, which point bears N 00°06<sup>1</sup> E closed course more particularly described as follows: North, Range Ten (10) West of the  $6^{
m th}$  P.M. $_{
m 1}$  Webster County, Nebraska, and lying within the

674.4 feet along the East line of the same quarter section to the point of beginning

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX Date: 08/13/24

₹

Bk 2024, Pg 1512

State of Nebraska ss. County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of August A.D., 2024, at 01:06 o'clock PM. Recorded in Book 2024 on Pages 1512-1513

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

Distraction

### PERSONAL REPRESENTATIVE **DEED OF DISTRIBUTION**

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

West of the 6<sup>th</sup> P.M., Webster County, Nebraska. The Northeast Quarter (NE¼) of Section Fourteen (14), Township One (1) North, Range Ten (10),

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 90°06' East 418.5 feet to 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. 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 Lots Eight (8), Nine (9), and Ten (10) in Section Twelve (12); and part of Lot Three (3} in Section

Lot Four (4) and the West Half of the Southeast Quarter (W%SE%) 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.

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

thence N 23°29<sup>1</sup>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. 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; Beginning at a point on the East boundary of said quarter section, which point bears N 00°06<sup>1</sup>

subject to easements and restrictions of record.

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

Executed: Augu 2024.

ESTATE OF PHILIP L. GLEASON, DECEASED.

DAVID A. GLEASON,

Co-Personal Representative

ESTATE OF PHILIP L. GLEASON, DECEASED.

TIMOTHY L. GLEASON,

Co-Personal Representative

STATE OF NEBRASKA

COUNTY OF FRANKLIN

:SS

The foregoing instrument was acknowledged before me on August 8, 2024, 2024 by DAVID A. GLEASON and TIMOTHY L. GLEASON, Co-Personal Representatives of the Estate of Philip L. Gleason, Deceased.

GENERAL NOTARY - State of Nebraska DOUKSLAS R. WALKER Wy Comm. Eqt. December 29, 2027

Notary Public

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