Residential & Commercial Sales Worksheet

(Continue on back)			
			000107200
ents:	Comments:		Comments from
		TLC	WD; TRANSFER TO FAMILY L
		justment:	Assessor Comments and Reason for Adjustment:
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent			(305) □ Two Story Duplex
(50) 🛮 Very Good		(60) Excellent	(304) □ One Story Duplex
(40)		(50) Ed Very Good	(309) □ 21/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30) □ Average	(307) □ 11/2 Story
W		(20)	
Cost Rank: Condition:		(10) □ Low	(301) □ One Story
(6) □ Pole Frame		Residential Quality: 50	Townhouse or Duplex Style:
(5) ☐ Metal Frame and Walls			(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls		(60) Excellent	(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) □ Very Good	(104) □ 11/2 Story
		(40) □ Good	
1=		(30) 🗷 Average	
Commercial Construction Class:		(20) □ Badly Worn	(101) □ One Story
		(10) □ Worn Out	(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 30	
Cost:	35	Cost: 283,485	
Floor Sq. Ft.:	30	Floor Sq. Ft.: 2,280	
Construction Date:	75	Construction Date : 1875	
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:
Commercial		Residential	
01 © 1 D 1 E 6 F 3	A) 1 B)	Ω ,	Assessor Location: RED CLOUD (RC)
Property Type Zoning Location City Size Parcel Size	Status Pr	215,655	3,280 212,375
Date of Sale Property Classification Code	Ī	Total	Land Improvements
00 0 10005 013 0000	4371	Value	Date of Sale Assessed Value
Rug Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	4 05	000107200 161
Parcel Number		Useability & Code#	Location ID Sale Number
002 Affiliated: Unified:	Base: 91-0002	9/11/2024	91 2024 1725
School District Code		Sale Date	Cnty No. Book Page

NEBRASKA

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 number.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, and that I am duly authorized to sign this statement. KORY MCCracken Print or Type Name of Grantse or Authorized Representative Perint or Type Name of Grantse or Authorized Representative Register of Deed's Use Only Title Representative Register of Deed's Use Only 29 Value of Stamp or Exempt Number Mo. Day 11 Yr. A.1 29 Value of Stamp or Exempt Number No. Day 11 Yr. A.1 29 Value of Stamp or Exempt Number No. Day 12 Yr. A.1 29 Value of Stamp or Exempt Number Somm No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records.	21 If agricultural, list total number of acres transferred in this transaction	Yes No 18 Address of Property 544 N Seward St Red Cloud, NE 68970 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) See attached	Was the transfer between relatives, or if to a trustee, are the trustor a vess No Aunt or Uncle to Niece or Nephew Brothers and Sisters □ Ex-spouse What is the current market value of the real property? 129,720.00	Type of Deed	s (1 Sed Single Family Multi-Family Agricultural Commercial Recreational	City State Zip Code Red Cloud NE 68970 Phone Number (254) 718-9674 Email Address	Telephone (Please Print) an Beber	The deed will not be recorded unless this statement County Name County Number County Numb
red this statement and that it is, to the best of my knowledge and belief, true, complete, and correct. (402) 746-3613 Phone Number 9/11/2024 Title er of Deed's Use Only empt Number 9/11/2024 Date For Dept. Use Only empt Number 1735 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	22 \$ 0,00	of the agent or title company contact.)	Ind beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract Other (Explain) Grantor Trust Ves No	o a mobile home. De sets-Nonproducing ests-Producing	City REd Cloud NE State NE State Cloud NE State Clou	ame, Address, and Telephone (Please Print) le (Buyer) C Railing Address Vard St	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 09 Day 11 vr 2024 Mo 09 Day 11 vr 2024

Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

NEBRASKA Good Life, Great Service.

Certificate of Exemption Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)

If No, another entity is not eligible for this exemption. within the fourth degree of kindred? owned by members of the same family and all owners are family members related to one another of the partnership or limited liability company are family members related to one another within DEPARTMENT OF REVENUE Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by owned by members of the same family family, and all shareholders of the corporation or members members of the same family or a partnership or limited liability company where all interest is Is the conveyance between members of a family and a corporation where all stock is owned by is conveyance between two family entities where all stock or interest in both entities is No No

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Charles R. Van Beber	Parent
Merna C. Van Beber	Parent
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)	ndividuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Mark Van Beber	Child
Oxana Van Beber	Child's spouse

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

here Grantee or Grantee Representative

Howay a/1

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

State of Nebraska 3ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Sept A.D., 20 24 at 12 37 o'clock A.M. Recorded in Book 2024 on Page 1735 County Clerk

Comp

Assessor_

Carded



WARRANTY DEED

GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): acknowledged, conveys to Moxana, LLC, a Nebraska limited liability company, consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby Charles R. Van Beber and Merna C. Van Beber, husband and wife, GRANTOR, in

Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed Suprember 11, 2024.

Charles R. Van Beber

Merna C. Van Beber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on <u>Applew Dev</u> 2024, by Charles R. Van Beber and Merna C. Van Beber, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska
KORY MCCRACKEN
Wy Comm. Eq. August 27, 2028

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)			
Comments:)0	Comments from 000114200
			WD
	djustment:	Assessor Comments and Reason for Adjustment:	Assessor Com
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's /
(60) □ Excellent		Two Story Duplex	(305) □ Two S
(50) □ Very Good	(60) □ Excellent	One Story Duplex	(304) 🗆 One S
(40)	(50) Uery Good	Story	(309) □ 2 1/2 Story
(30) □ Above Average (30) □ Average	(40) □ Good	Level	(308) □ Split Level
(20) ☐ Average (20) ☐ Badly Worm	(30) Average	Story	(307) □ 1 1/2 Story
(10) □ Low (10) □ Worn Out	(20) 🖼 Fair	Story	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	story	(301) □ One Story
(6) □ Pole Frame	Residential Quality: 20	Townhouse or Duplex Style:	I ownhouse or I
(5) Metal Frame and Walls			(106) □ Other
(4) U Wood or Steel Framed Ext. Walls	(60) Excellent	vei	(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	Story	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) □ Good	Level	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame	(30) 🗷 Average	Story	(102) □ Two Story
Commercial Construction Class:	(20) □ Badly Worn	Story	(101) ★ One Story
	(10) □ Worn Out	Mobile Home	(100) □ Mobil
3.0 Commercial Occupancy Code:	Residential Condition: 30	tyle: 101	Single Family Style: 101
Cost:	Cost: 135,750	Building Cost New:	
	Floor Sq. Ft.: 936	Floor:	
	Construction Date: 1920	_	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	
Commercial	Residential		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 2	(RC)	RED CLOUD	Assessor Location:
Status Property Type Zoning Location City Size Parcel Size	62,350	640 60,710	1,6
Date of Sale Property Classification Code	Total	Improvements	Land
4491 00 0 10005 024 0000	Value	Date of Sale Assessed Value	
GeoCde Twn Rng Sect Ort Subdiv Area Blk Parcel	1	0 162	000114200
Parcel Number	Useability & Code#) Sale Number	Location ID
Base: 91-0002 Affiliated: Unified:	9/11/2024	2024 1726	91
School District Code	Sale Date	Book Page	Cnty No.

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

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.

521 FORM

Mo. _____ Day ____ Nebraska Department of Revenue 28 Date Deed Recorded sign See attached Lots 4,5,6 36

County, Nebvaska.

21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 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 here 22 Total purchase price, including any liabilities assumed...... 11 Was ownership transferred in full? (If No, explain the division.) Email Address n/a 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 9161 Baldwin Creed Rd 8 Address of Property 237 N Cedar St Red Cloud, NE 68970 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. (785) 806-6817 Grantor's Name (Seller)
Carl B. Anderson and Mary S. 1 County Name What is the current market value of the real property? 27 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? eonardville 58,520.00 ☐ Yes ✓ Yes (A) Status 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) No Buyer ✓ Improved ē Unimproved If yes, is the required affidavit attached to this filing? Yes Day _ Cemetery Bill of Sale Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

KORY MCCracken

Print or Type Name of Grantse or Authorized Representative

Phone Signature of Grantee or Authorized Representative No No No No Webster -☐ Seller ✓ No Death Certificate – Transfer on Death Corrective Conservator <u></u> ✓ Single Family The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Commercial Multi-Family 24 Aunt or Uncle to Niece or Nephew Brothers and Sisters 9 18b | Vacant land 10 Type of Transfer Anderson Value of Stamp or Exempt Number \$ 85.50 Court Decree Auction County Number State KS Recreational Register of Deed's Use Only Agricultural Industrial Exchange Executor Easement Distribution 3lock No No Distribution Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Zip Code 66449 かか Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Lease (B) Property Type 30 Recording Data Original Attorney Red Cloud Mineral Interests-Nonproducing 17 Was transfer through a real estate agent or a title company? (If Yes, include the name n/a Same as grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number (913) 749-3546 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Email Address Street or Other Mailing Address 1118 Hwy 136 Grantee's Name (Buyer)
Van Wey Fencing, LLC Mineral Interests-Producing Mo. 09 Was the mortgage assumed? (If Yes, state the amount and interest rate.) of the agent or title company contact.) Yes Partition Life Estate Irrevocable Trust heor 12 Was real estate purchased for same use? (If No, state the intended use.) Day _ √ Yes N N Quit Claim 1022 1 J Partition Personal Rep. Step-parent and Step-child Spouse _Yr. 2024 ✓ Sale Satisfaction of Contract S Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust C 1 ☐ Trust/Trustee
✓ Warranty 2 Red **J**Sheriff State Assessed
Exempt 4 Date of Deed Mo. 09 23 22 Cloud, S S Other Other (Explain) Day ☐ Other ☐ Trustee to Beneficiary Transfer on Death 1 Phone Number Webster For Dept. Use Only 9/11/2024 (402) 746-3613 38,000,00 38,000,00 Mobile Home <u>.</u> Zip Code 68970 2024 Yes Yes <u>0</u> No No % ₹\ 2000 2000

State of Nebraska ss. County of Webster

On Page 1 1 1944 County Clerk
10 00 Beputy
10 00 County Clerk Clerk's office of said county this 1 day of 20 A.D., 20 AU, at 1 23 o'clock 0 M. Recorded in Book 2024 Ente**red on the** numerical index and filed for re**cord in the**

Comp

Assessor

Carded

NEBRASKA DOCUMENTARY

WARRANTY DEED

GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): acknowledged, conveys to Van Wey Fencing, LLC, a Nebraska limited liability company, consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby Carl B. Anderson and Mary S. Anderson, husband and wife, GRANTOR, in

Lots Four (4), Five (5) and Six (6), Block Twenty-four (24), Original Town of Red Cloud, 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;
- persons. (3) warrants and will defend title to the real estate against the lawful claims of all

Executed Deplember !!

Carl B. Anderson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

by Carl B. Anderson and Mary S. Anderson, husband and wife. The foregoing instrument was acknowledged before me on John by , 2024,

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

	ture Value:	Total Recapture Value:		œ (+ or -):	ent to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):
20,920	10.460	Non-AG TOTAL	Non	42,485		Outbuildings
		Other				Dwellings
		Recreation		Market Control of the		
	:	Home Sites		141,380	51.410	40
20,920	2.000	Farm Sites		6,300	2.290	4D1
	8.460	Roads				3 D
738,845	342.600	LAND TOTAL	AG L	50,325	18.300	3D1
		Other		134,010	48.730	2D
		Waste		58,605	21.310	2D1
		Accretion		101,835	37.030	ΙD
		Shelterbelt/Timber	S			DRYLAND IDI
980	1.960	4G				4A
		4G1				4A1
205	0.410	3 G				3A
5,105	3.520	3G1				3A1
		2G				2A
61,595	42.480	2G1				2A1
67,940	43.830	1G				IA
110,565	71.330	GRASSLAND 1G1	GR.			IRRIGATED 1A1
VALUE;	ACRES:	LCG		VALUE:	ACRES:	LCG
E) 0 F) 9	5 D) 3	B) 05 C)	A) 2		Irrigation Type:	D
1 City Size Parcel Size	Zoning Location	Property Type Z	Status	802,250	42,485	759,765
ation Code	operty Classifica	Date of Sale Property Classification Code		Total	Improvements	Land
1 000 0000	3 00000	3 10 5	4243	alue	Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	Twn Rng Sect Ort	GeoCde	4 05	160	001601700
	Parcel Number	Pa		Useability & Code#	Sale Number	Location ID
Unified:	ed:	91-0074 Affiliated:	Base: 9	8/30/2024	1723	91 2024
	School District Code	Scho		Sale Date	Page	Caty No. Book

(Continue on back)	
	001601700 001602400 001602900
Comments:	Comments from Con
	QCD; SEVERENCE OF JOINT TENANCY WITH SPOUSE
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

WEBRASKA

Good Life, Great Service,

Real Estate Transfer Statement

FORM 521

Mo. Oay Oay
Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. 20 Legal Description (Attach additional pages, il needed.) 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.) 16 Does this conveyance divide a current parcel of land? 5 Grantor's Name, Address, and Telephone (Please Print) 28 Date Deed Recorded sign Yes No (If Yes, enter dollar amount and attach itemized list.) (see <u>instructions</u>)

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 21 If agricultural, list total number of acres transferred in this transaction 357.50 18a No address assigned 18 Address of Property 1784 Road 1400 Blue Hill, NE 68930 14 What is the current market value of the real property? 11 Was ownership transferred in full? (If No, explain the division.) Phone Number 460-7471 Cedar Rapids Street or Other Mailing Address 3678 140th Avenue Email Address bobglenn/9@yahoo.com Grantor's Name (Seller)
Robert M. Glenn and Katie M. Glenn here 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed...... 7 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.H.C. § 1031 Exchange) by buyer or seller? County Name Type of Deed and other land without an address 977,020.00 See attached □ gg ₹ Yes (A) Status ✓ Improved ē] Unimproved If yes, is the required affidavit attached to this filing? Cemetery Bill of Sale ĕ 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.

Katie M. Glenn

Print or Type Name of Granker or Authorized Representative Signature of Grantee or Authorized Representative Webster - 91 **▼** ∟ 8 8 Death Certificate - Transfer on Death ☐ Corrective 2 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. ☐ Single Family Supersedes 96-269-2008 10-2020 Commercial Multi-Family Ex-spouse 3 Brothers and Sisters 18b | Vacant land 10 Type of Transfer County Number Court Decree Auction * EXAMOT # 14 H_{Sig} Industrial
Agricultural ____ Yes Recreational Register of Deed's Use Only Exchange Distribution _ Easement ☐ Executor Easement Distribution Parents and Child ☐ Grandparents and Grandchild Zip Code 68627 Grantor Trust Partition Foreclosure Mineral ☐ Land Contract/Memo ☐ Lease (B) Property Type 3 Date of Sale/Transfer Mineral Interests-Producing 30 Recording Data
BK 2034 Cedar Rapids 텒 🗓 Mineral Interests-Nonproducing 17 Was transfer through a real estate agent or a file-company? (If Yes, include the name of the agent or title company contact.) Email Address bobglenn79@yahoo.com Phone Number 402-460-7471 Street or Other Mailing Address 3678 140th Avenue Katie M. Glenn 6 Grantee's Name, Address, and Telephone (Please Print) Katie M. Glenn 3678 140th Avenue 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.) Cedar Rapids, NE 68627 Mo. ☐ Yes Irrevocable Trust Revocable Trust Life Estate 200 12 Was real estate purchased for same use? (II No, state the intended use.) Day_ ₹ Kes Partition <u>₹</u> Ouit Claim Personal Rep. Step-parent and Step-child Spouse ۱,۲ Satisfaction of Contract is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Sale 100 7 Warranty 4 Date of Deed
Mo. 8 Sheriff Trust/Trustee State Assessed
Exempt NE State Mo. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) ß Z, H C/7 s Other (Explain) Other _ Transfer on Death ⋅ . _{Бу}Зо Other 9-6-For Dept. Use Only Phone Number Mobile Home ≾ rés és Zip Code 68627 97 ŝ 24 0.0000.00 0.00 No No ₹ ₹ ₹

Tract I(a):

The Northwest Quarter (NW1/4) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska,

feet; thence North 242 feet; thence West 360 feet to the Point of Beginning; EXCEPT a tract in the NW1/4 NW1/4 of said Section 8, more particularly described as follows: Commencing at the Northwest corner of said NW1/4, thence South 598 feet; thence East 33 feet to the East edge of the road, said point being the Point of Beginning; thence South 242 feet; thence East 360

feet; thence North 360 feet; thence West 242 feet to the Point of Beginning. East edge of the road, said point being the Point of Beginning; thence South 360 feet; thence East 242 AND EXCEPT a tract in the NW1/4 NW1/4 of said Section 8, more particularly described as follows: Commencing at the Northwest corner of said NW1/4, thence South 840 feet; thence East 33 feet to the

Tract 1(b):

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW% NW%) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, 360 feet to the Point of Beginning. NW1/4, thence South 598 feet; thence East 33 feet to the East edge of the road, said point being the Nebraska, more particularly described as follows: Commencing at the Northwest corner of said Point of Beginning; thence South 242 feet; thence East 360 feet; thence North 242 feet; thence West

Tract 1(c):

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said 242 feet to the Point of Beginning. Point of Beginning; thence South 360 feet; thence East 242 feet; thence North 360 feet; thence West NW1/4, thence South 840 feet; thence East 33 feet to the East edge of the road, said point being the

Tract 2:

of the 6th P.M., Webster County, Nebraska The Southwest Quarter (SW1/4) of Section Five (5), Township Three (3) North, Range Ten (10) West

Fract 3:

The Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Seven (7), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Date: 09/10/24

Ex014 By AS

State of Nebraska \ Ss. County of Webster \ Ss. Bk 2024, Pg 1723

on Pages 1723-1724 numerical index and filed for record in the Clerk's office of said county this 10 day of September A.D., 2024, at 10:17 o'clock AM. Recorded in Book 2024 Entered on the

Pithonglia County Clerk

Electronically Recorded Fee: \$16.00 By: AS Deputy

Return To: Stowell, Geweke & Piskorski, P.C., L.L.O. P.O. Box 40 Ord, NE 68862

QUITCLAIM DEED

Robert M. Glenn and Katie M. Glenn, fk/a Katie M. Krueger, GRANTOR(S), in consideration of severance of joint tenancy received from GRANTEE, Katie M. Glenn, fk/a Katie M. Krueger, quitclaim and convey to GRANTEE the following described real estate (as defined in Neb.Rev.Stat.

Tract 1(a):

The Northwest Quarter (NW¼) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract in the NW¼ NW¼ of said Section 8, more particularly described as follows: Commencing at the Northwest corner of said NW¼, thence South 598 feet; thence East 33 feet to the East edge of the road, said point being the Point of Beginning; thence South 242 feet, thence East 360 feet, thence North 242 feet, thence West 360 feet to the Point of Beginning;

AND EXCEPT a tract in the NW1/4 NW1/4 of said Section 8, more particularly described as follows: Commencing at the Northwest corner of said NW1/4, thence South 840 feet; thence East 33 feet to the East edge of the road, said point being the Point of Beginning; thence South 360 feet; thence East 242 feet; thence North 360 feet; thence West 242 feet to the Point of Beginning.

Tract 1(b):

Eight (8), Township Three (3), North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said NW1/4, thence South 598 feet; thence East 33 feet to the East edge of the road, said point being the Point of Beginning; thence South 242 feet; thence East 360 feet; thence North 242 feet; thence West 360 feet to the Point of Beginning. A tract of land located in the Northwest Quarter of the Northwest Quarter (NWW NWW) of Section

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said NW¼, thence South 840 feet, thence East 33 feet to the East edge of the road, said point being the 242 feet to the Point of Beginning. Point of Beginning; thence South 360 feet; thence East 242 feet; thence North 360 feet; thence

The Southwest Quarter (SW1/4) of Section Five (5), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Tract 3:

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Seven (7), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Executed this 30 day of August, 2024,

Robert M. Glenn

Katie M. Glenn

	STATE
É	OF NEBRASKA

COUNTY OF BOOME

SS:

The foregoing instrument was acknowledged before me this 2024 by Robert M. Glenn and Katie M. Glenn, Grantors. _ day of August,

GENERAL NOTARY - State of Neutralia JULIA J SEIER My Comm. Esp. August 27, 2027

BDG:nf M:2ft:com248358.002\Quitclaim Deed sever joint tenancy

Notary Public

Residential & Commercial Sales Worksheet

Cnty No. Book	ok Page	Sale Date		Schoo	School District Code	e	
91 2024		9/4/2024	Base: 91-0074)74 Affiliated:	ď.	Unified:	
Location ID	Sale Number	Useability & Code#		Pa	Parcel Number		
000308200	159	μ.	GeoCde Twn	Ring Sect	Qrt Subdiv	Area Blk	Parcel
Da	Date of Sale Assessed Value	Value	4133	00	0 20005	018	
Land	Improvements	Total	D	Date of Sale Property Classification Code	perty Classifi	cation Code	•
5,360	190,340	195,700	Status Pro	Property Type Z	Zoning Location	n City Size	Parcel Size
Assessor Location:	BLUE HILL (I	(BH)	A) 1 B)	01 🖒	1 D) 1		F) 2
		Residential			Commercial	rcial	
Mult	Multiple Improvements:	Multiple. Improvements. :		Multiple. Improvements. :	ents.:		
		Construction Date: 1968		Construction Date:			
	Floor:	Floor Sq. Ft.: 1,244		Floor Sq. Ft. :			
	Building Cost New:	Cost: 171,085		Cost:			
Single Family Style: 103	103	Residential Condition: 35		Commercial Occupancy Code:	upancy Code:		
(100) □ Mobile Home	O	(10) □ Worn Out		Primary:	Other1:	Other2:	
(101) One Story		(20) □ Badly Worn	10.500	Commercial Construction Class:	struction Class	•	
(102) ☐ Two Story		(30) 🗷 Average		(l) Firepro	Fireproof Structural Steel Frame	el Frame	
(103) 🖼 Split Level		(40) ₩ Good		(2) \square Reinfor	Reinforced Concrete Frame	ame	
					☐ Masonry Bearing Walls		
(106) [] Offher		(on) — Excensin		(5)	Wood or sleet Framed Ext. Metal Frame and Walls	EXI. Walls	
15 C	Style:	Residential Quality: 30			ame		
(301) □ One Story		(10) 🗆 Low	384.2	Cost Rank:		Condition:	
(302) □ Two Story		(20) 🗆 Fair		(10) 🗆 Low		(10) U Worn Out	Out
(307) 🗆 1 1/2 Story		(30) 🖼 Average		(20) □ Average		(20) □ Badly Worn	Wom
(308) □ Split Level		(40) □ Good		(30) □ Above	Above Average	(30) Average	ge
(309) 🗆 2 1/2 Story		(50) U Very Good		(40) □ High		(40) Good	
(304) ☐ One Story Duplex	uplex	(60) Excellent	54078			(50) Uery Good	Good .
(305) □ Two Story Duplex	uplex					(60) □ Excellent	ent
Assessor's Adjustment to Sale Price (+ or -):	tment to Sale P	rice (+ or -):					
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:					
UWIU							
Comments from			Comments:	ents:			
000308200							
						(Cont.	(Continue on back)

Mo. Day Day Syr. 95 593. 10 Nebraska Department of Revenue	Register of Deed's Use 29 Value of Stamp or Exempt Number		Constitute of Co	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. Eduardp Alvarez Gonzalez Print or Type Name of Grantee or Authorized Representative	Is an affidavit as described in Neb. Rev. Stat. § 76-2_141 required because the Yes V No 27 If yes, is the required affidavit attached to this filing? 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)	22 Total purchase price, including any liabilities assumed	 20 Legal Description (Attach additional pages, if needed.) Lot 4, Block 18, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 	18a No address assigned 18b Vacant land	**802 Lancaster St. Blue Hill, NE 68930	1	175,000.00	Exspouse	Ce 01	Who the transfer between relating on the transfer between relating	Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	10 Type of Transfer Distribution Distribution Easement	Bill of Sale Corrective Easement Cermetery Death Certificate – Transfer on Death Executor	8 Type of Deed Conservator Distribution La	proved Multi-Family	sitication Number. Check one box in categories A and B. Check	ber	City State Zip Code Blue Hill NE 68930	Street or Other Mailing Address 802 Lancaster Street	Grantor's Name (Seller) Caleb Kemplay and Brianna Kemplay	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name Webster - 91 County Number		Life, Great Service.	
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	30 Recording Data For Dept. Use Only	Tritle Date	antee	that it is, to the best of my knowledge and belief, true, complete, and correct, $\frac{402.519.31}{2}$	property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) to	23 S U, UU 24 S 175,000,00	22 \$ 175.00	Nebraska, according to the recorded plat thereof.		nt Should be Sent	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) \[\subseteq \gamma_{\text{es}} \text{Chris Esch} \text{No}	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$%	Granochild Step-parent and Step-child	TC Call		Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? If No. state the intended use.)	Foreclosure I Irrevocable Trust I Revocable Trust I Transfer on Death Gift State Sale Trustee to Beneficiary	Personal Rep. Trust/Trustee Quit Claim Warranty	Land Contract/Memo Partition Sheriff Other	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt		S 30 Is the grantee a 501(c)(3) organization?	State NE		Grantee's Name (Buyer) Eduardo Alvarez Gonzalex and Claudia Alfonso Dieguez	s's Name, Address, and Telephone (Please Print)	2 County Number 3 Date of Sale/Transfer 4 Date of Deed 6 Deed 7 No. 8 Day 15 Yr. 24	nt is signed and items 1-27 are accurately completed.	The 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.	159

NEBRASKA DOCUMENTARY STAMP TAX Date: 09/10/24

393.75 AS

Bk 2024, Pg 1700

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 September A.D., 2024, at 08:33 o'clock AM. Recorded in Book 2024 on Page 1700

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

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

JOINT TENANCY WARRANTY DEED

is hereby acknowledged, convey to EDUARDO ALVAREZ GONZALEZ, a single person AND CLAUDIA ALFONSO DIEGUEZ, a single person, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201): consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which CALEB KEMPLAY AND BRIANNA KEMPLAY, husband and wife, GRANTORS, in

Lot Four (4), Hill, Webster plat thereof. Block Eighteen (18), Original County, Nebraska, according to Town the O Hn recorded Blue

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

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

CALEB Executed: KEMPLAY August 2024 BRIANNA KEMPLAY

STATE OF NEBRASKA

COUNTY OF

SS:

Kemplay and Brianna Kemplay. The foregoing warranty deed was acknowledged before me on August 15th 2024, by Caleb

Notary Public

My commission expires: 15.



Residential & Commercial Sales Worksheet

(Continue on back)	<u></u>											
							:				700	000109700
					ents:	Comments:					from	Comments from
									fuscuciic	wason for Au	ommones and r	WD
								-).	instment	Passon for Ad	Assessor Comments and Reason for Adjustment:	Assessor C
TWOOTH		(00)								1.1. Palls Th	a mo boody bulgators	
Very Good	-	(50)		÷				Excellent	(60)		One Story Duplex Two Story Duplex	(304) L On
Good		(40)		1 High	(a) (b)	rd.		Very Good			2 1/2 Story	1
Average		e (30)	Above Average		(30)			Good	(40)		Split Level	(308) 🗆 Sp
Badly Worn		(20)	ąę.	1 Average	(20)	s vanne a		Average	(30) ₩		1 1/2 Story	(307) 🗆 11
Worn Out	□ W.	(10)] Low	(10)			Fair	(20)		Two Story	(302) 🗆 Tw
Condition:	dition:	Con		ink:	Cost Rank:			Low	(10)		One Story	(301) 🗆 On
Control of the contro			rame	Pole Frame	(S)			Residential Quality: 30	Residentia		Townhouse or Duplex Style:	Cownhouse o
		nd Walls	Metal Frame and Walls		9 0					46.5	ner	(106) □ Other
	Walls	Wood or Steel Framed Ext.	l or Steel		(4)			Excellent	(60)		Bi-Level	(111) 🗆 Bi-
		ng Walls	Masonry Bearing Walls	1	(3) []			Very Good	(50)		1 1/2 Story	(104) 🗆 11
		Reinforced Concrete Frame	orced Cor	1	© 			Good	(40)		Split Level	(103) 🗆 Sp
	rame	Fireproof Structural Steel Frame	oof Struc] Firepr	9			Average	(30)		Two Story	(102) 🗆 Tw
		Commercial Construction Class:	nstructio	ercial Co	Comme			Badly Wom	(20) 🖼		One Story	(101) 🗷 On
72:	Other2:	erl:	Other1:	.7:	Primary:			Worn Out	(10)		Mobile Home	(100) □ Mc
		Commercial Occupancy Code:	cupancy	ercial Oc	Comme)	Residential Condition: 20	Residentia	7	7. 30.	Single Family Style:
		-			Cost:		60	117,160	Cost:		Buildin	
				. Ft. :	Floor Sq. Ft. :		80	1,180	Floor Sq. Ft. :			
			••	Construction Date:	Construc		03	Date: 1903	Construction Date:		Consti	
	-		ments. :	Multiple. Improvements. :	Multiple			rovements.:	Multiple. Improvements. :	Multiple Improvements:	Multiple Im	
	i i	Commercia						Residential				
F) 1	E) 6	D) 1	μ	(C)	01	В)	A) 1		Ü	CLOUD (RC)	cation: RED	Assessor Location:
e Parcel Size	City Size	Location	Zoning	100 Aug 1	Property Type	Š.	Status	36,860		36,040	820	
e	on Cod	Date of Sale Property Classification Code	operty (Sale Pr	ate of	ŀ		Total		Improvements		Land
17 0000	017	10005	0	00			4371	***	Value	Date of Sale Assessed Value	Date of S	
lk Parcel	Area Blk	Subdiv A	Qr	Sect	Ring	Twn	GeoCde		н	158		000109700
		ımber	Parcel Number	P				Useability & Code#	Useabili	Sale Number		Location ID
	Unified:		ted:	Affiliated:	002	91-0002	Base:	9/5/2024	9/	1664	2024	91
		School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

521 FORM

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 nere 21 If agricultural, list total number of acres transferred in this transaction_ 20 Legal Description (Attach additional pages, if needed.)
The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red 18a 22 Total purchase price, including any liabilities assumed..... 18 Address of Property 337 W 6th Avenue 16 Does this conveyance 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.) 11 Was ownership transferred in full? (If No, explain the division.) City Red Cloud Date Deed Recorded 9 ∞ 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Phone Number (254) 718-9674 Street or Other Mailing Address 5 Grantor's Name, Address, and Telephone (Please Print) Email Address n/a Tanner O. Krizek Cloud, Webster County, Nebraska Red Cloud, NE 68970 What is the current market value of the real property? Type of Deed 55,000.00 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? County Name No address assigned Yes √ Yes Yes (A) Status If yes, is the required affidavit attached to this filing? Yes Improved DEPARTMENT OF REVENUE Unimproved Cemetery Bill of Sale 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.

Benjamin R. Hobbs

(402) Print or Type Name of Grantee or Authorized Representative

Bernam R Hell
Signature of Grantee or Authorized Representative York S No S No No No Webster - 91 Seller Death Certificate - Transfer on Death Corrective ☐ Conservator となって Single Family Commercial The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. ر No Multi-Family Brothers and Sisters Aunt or Uncle to Niece or Nephew 18b Vacant land To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number. 29 10 Type of Transfer 3 Value of Stamp or Exempt Number Court Decree County Number Auction State NE Register of Deed's Use Only Industrial Recreational Agricultural Exchange Easement 2ip Code 6746768970 No No Distribution Executor Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Grantor Trust Gift Land Contract/Memo
Lease
Mineral Foreclosure (B) Property Type Title Grantee Mineral Interests-Producing Grantee 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.) Email Address n/a City Red Cloud Phone Number Street or Other Mailing Address 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer

Mo. 89 Day Grantee's Name (Rilver) Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Southern Title, LLC No Yes enia Partition here? Life Estate ☐Irrevocable Trust ☐ Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Yes N N ると Quit Claim W Partition Personal Rep. Yr. 2024 Spouse Self Step-parent and Step-child ✓ Sale 60 Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 1666 D N_O ✓ Warranty 1000s Sheriff]Trust/Trustee Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 4 Date of Deed 22 State Assessed Mo. 8 8 Day 23 69 S Other Other (Explain) Trustee to Beneficiary Othe Transfer on Death For Dept. Use Only 8/23/2024 Phone Number (402) 746-0433 55,000,00 Mobile Home Υ. Yes Yes Zip Code 68970 2024 0

on Page 1663-1664 o'clock_ Clerk's office of said county this 5 of Sept. A.D., 20 alt. at 1 Entered on the numerical index and filed for record in the State of Nebraska ss. County of Webster В × × of said county this 5 day
A.D., 20 alf, at 11:51
A. Recorded in Book 2024 Assessor_ County Clerk Carded_

> NEBRASKA DOCUMENTARY ANT Ġ

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

Comp

WARRANTY DEED

DOLLAR (\$1.00) and other valuable consideration received from Grantee, Benjamin R. Hobbs, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Tanner O. Krizek and Roxann Krizek, husband and wife, Grantors, in consideration of ONE

Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block

Cirantors covenant, jointly and severally, with Grantee 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;
- warrant and will defend title to the real estate against the lawful claims of all persons.

Tanner O. Krizek #45x 27 , 2024. Roxann Krizek

STATE OF NEBRASKA

COUNTY OF York

SS

Tanner O. Krizek, husband of Roxann Krizek. The foregoing instrument was acknowledged before me on Cuque 5 7

, 2024 by

GENERAL NOTARY - State of Nebraska
ELENA V RIVERA
My Comm. Exp. August 31, 2026

Notary Public

STATE OF NEBRASKA

COUNTY OF York

) ss.

The foregoing instrument was acknowledged before me on \mathcal{AUUST} \mathcal{BT} Roxann Krizek, wife of Tanner O. Krizek.

, 2024 by

GENERAL NOTARY - State of Nebraska
ELENA V RIVERA
My Comm. Exp. August 31, 2026

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)				
			00	000130200
Comments:	Comn		0M	Comments from
ILD	ENT & CHILD	PR; BETWEEN PAR	DEED OF DISTRIBUTION BY PR; BETWEEN PARENT &	DEED OF
		djustment:	Assessor Comments and Reason for Adjustment:	Assessor Con
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
(60) 🗆 Excellent			Two Story Duplex	(305) □ Two
(50) 🗆 Very Good		(60) □ Excellent	One Story Duplex	(304) □ One S
(40) □ High (40) □ Good		(50) □ Very Good	Story	(309) □ 21/2 Story
		(40) ₩ Good	Level	(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30) □ Average	Story	(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Wom Out		(20) □ Fair	Story	(302) □ Two Story
Cost Rank: Condition:		(10) □ Low	Story	(301) □ One Story
(6) □ Pole Frame		Residential Quality: 40	I ownhouse or Duplex Style:	Cownhouse or J
(5)				(106) □ Other
(4) Wood or Steel Framed Ext. Walls		(60) □ Excellent	wel	(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) Uery Good	Story	(104) □ 1 1/2 Story
(2) Reinforced Concrete Frame		(40) □ Good	Level	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame		(30) 🛣 Average	Story	(102) ★ Two Story
Commercial Construction Class:		(20) □ Badly Worn	Story	(101) One Story
		(10) Worn Out		(100) □ Mobi
Commercial Occupancy Code:		Residential Condition: 30		Single Family Style: 102
Cost:	00	Cost: 354,900		
Floor Sq. Ft. :	44	Floor Sq. Ft.: 2,744	/ 1,511	
Construction Date:	15	Construction Date : 1915		
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	
Commercial		Residential		
) 01 C) 1 D) 1 E) 6 F) 2	A) 1 B)	c)	ation: RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status Pr	301,535	1,970 299,565	1,9
Date of Sale Property Classification Code	\mathbf{I}	Total	Improvements	Land
00 0 10020 016 0000	4371	Value	Date of Sale Assessed Value	
n Rng Sect Ort Subdiv Area Bik Parcel	GeoCde Twn	4 05	157	000130200
Parcel Number		Useability & Code#	D Sale Number	Location ID
0002 Affiliated: Unified:	Base: 91-0002	9/3/2024	2024 1654	91
School District Code		Sale Date	Book Page	Cnty No.

3ballo

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 number. FORM **521**

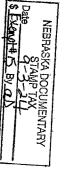
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only Title Representative Register of Deed's Use Only Representative Attorney	21 If agricultural, list total number of acres transferred in this transaction	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, cheo	Type of Deed ☐ Conservator ☑ Distribution ☐ Easement ☐ Distribution ☐ Four Insurance ☐ Four Insurance ☐ Distribution ☐ Four Insurance ☐ Four Insurance ☐ Easement ☐ Gif Insurance ☐	Property Classification Number. Check one box in categories A and B. Check C if (A) Status Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Webster - 91 Address, and Telephone (Please Print) Julier) Q, II, PR for the Estate of William K Fogg iling Address 1 St 1 St NE State NE RE RE RE RE RE RE RE RE RE
red this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number For Dept. Use Only empt Number ## 15 30 Recording Data BK2034 B 1654 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	(see instructions) 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 27 \$ 0,00 28 \$ 0,00 29 \$ 0,00 20 \$ 0,00 20 \$ 0,00 20 \$ 0,00	ves? (If Yes, check the appropriate box.) urtnership, or LLC Self Id Spouse Id Step-parent and Step-child Step-parent and Step-child Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Vas transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Vas transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No No No No Same as Grantee	ontract/Memo	State Assesse	3 Date of Sale/Transfer Mo. 1 Day 3 Yr. 24 Mo. 1 Day 3 Yr. 24 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) William K Fogg, II, Curtis Fogg, and Jaylene Shelly Street or Other Mailing Address 325 N Franklin St City Red Cloud Phone Number (402) 746-3387 Is the grantee a 509(a) foundation? If Yes, is the grantee a 509(a) foundation? Email Address

The South Fifteen feet (15') of Lot Twenty-one (21), and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixteen (16), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska ss. County of Webster

BOOK 2024 PAGE 1654

Entered on the numerical index and filed for record in the clerk's office of said county this 3 day of Sopt A.D., 20 dt at 3:34 o'clock DM. Recorded in Book 2024 on Page 1654 On Page 1601 Comp Assessor Qunty Clerk Carded



PERSONAL REPRESENTATIVE DEED OF DISTRIBUTION

pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 23-11, GRANTOR, conveys and releases to William K. Fogg, II, Curtis Fogg, and Jaylene Shelly, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): William K. Fogg, II, Personal Representative of the Estate of William K. Fogg, Deceased,

(22), Twenty-three (23) and Twenty-four (24), Block Sixteen (16), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska, The South Fifteen feet (15') of Lot Twenty-one (21), and all of Lots Twenty-two

subject to easements and restrictions of record.

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

Executed September 3 ر 2024.

ESTATE OF WILLIAM K. FOGG, DECEASED

BY: 2

William K. Fogg, IL/Fersonal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) s.s.

The foregoing instrument was acknowledged before me on September 3, 2 Fogg, II, Personal Representative of the Estate of William K. Fogg, Deceased. 2024, by William K.

Comm. expires:

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

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)			
		001800600	
Comments:			Comments from
			JTWD
	djustment:	and Reason for A	Assessor Comments and Reason for Adjustment:
	rice (+ or -):	tment to Sale P	Assessor's Adjustment to Sale Price (+ or -):
		ıplex	(305) □ Two Story Duplex
(50)	(60) □ Excellent	plex	(304) ☐ One Story Duplex
(40) □ High (40) □	(50) □ Very Good		(309) □ 21/2 Story
(30) □ Above Average (30) □ Average	(40) Good		(308) □ Split Level
ge (20) □ Average (20) □ Badly Worn	(30) □ Average		(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Worn Out	(20) 🗆 Fair		(302) Two Story
Cost Rank: Condition:	(10) 🗆 Low		(301) □ One Story
ty: (6) □ Pole Frame	Residential Quality:	Style:	Townhouse or Duplex Style:
(5) Metal Frame and Walls			(106) □ Other
ent (4) □ Wood or Steel Framed Ext. Walls	(60) Excellent		(111) □ Bi-Level
iood (3) □ Masonry Bearing Walls	(50) □ Very Good		(104) 🗆 1 1/2 Story
(2) ☐ Reinforced Concrete Frame	(40) □ Good		(103) □ Split Level
(1) ☐ Fireproof Structural Steel Fran	(30) □ Average		(102) □ Two Story
Wom Commercial Construction Class:	(20) □ Badly Worn		(101) □ One Story
	(10) 🗆 Worn Out		(100) □ Mobile Home
	Residential Condition:		Single Family Style:
Cost:	Cost:	Building Cost New:	
Floor Sq. Ft. :	Floor Sq. Ft. :	Floor:	
Construction Date:	Construction Date:	Construction Date:	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	Multi
Residential Commercial	Resi		
A) 2 B) 05 C) 1 D) 1 E) 6 F) 6		RURAL (RUR)	Assessor Location:
), 935 Status Property Type Zoning Location City Size Parcel Size	10,	·	10,935
Date of Sale Property Classification Code	Total	Improvements -	Land
4371 00 0 10090 1 000 0000	Value	Date of Sale Assessed Value	Da
GeoCde Twn Rng Sect Ort Subdiv Area Blk Parcel	Ŧ4	156	000162601
Code# Parcel Number	Useability & Code#	Sale Number	Location ID
024 Base: 91-0002 Affiliated: Unified:	8/23/2024	1623	91 2024
ate School District Code	Sale Date	k Page	Cnty No. Book

Agricultural Land Sales Worksheet

			Non-AG TOTAL	JON			Samon	Sammanns
		-		7			111	0.4
		er	Other		WANTED STATE OF THE STATE OF TH		Dwellings	Dw
		<u> </u>	Recreation					
		8	Home Sites				1 D	
		es	Farm Sites				4D1	
		ds	Roads				3D	
10,935	7.570	L	AG LAND TOTAL	AG L			3D1	
		E	Other				2D	
		te	Waste				2D1	
1)II	Accretion				ĬĐ.	
		<u> </u>	Shelterbelt/Timber	Ø			1D1	DRYLAND
		<u>ਨ</u>	4				4A	
		게	4G1				4A1	
		<u>3G</u>	w				3A	
		귄	3G1				3A1	
		2G	2				2A	
		31	2G1				2A1	
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10,935	7.570	31	GRASSLAND 1G1	GR			1A1	IRRIGATED
VALUE:	ACRES:	A	LCG :		VALUE:	ACRES:		DOT.
E) 6 F) 6	. D) 1	0 1	в) 05	A) 2		Irrigation Type:	Ini	
City Size Parcel Size	ng Location	pe Zoning	Property Type	Status	10,935		935	10,935
ion Code	Date of Sale Property Classification Code	Sale Prope			. Total	Improvements	-	Land
1 000 0000	10090	00 0		4371	Value ()	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Subdiv	Sect Ort	Twn Rng	GeoCde	н	156	1	000162601
	Parcel Number	Parce			Useability & Code #	Sale Number		Location ID
Unified:		Affiliated:	91-0002	Base: 9	8/23/2024	1623	2024	91
	School District Code	School 1			Sale Date	Page	Book	Cnty No.

Total Recapture Value:

O1ELD OF

NEBRASKA

_ Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 15 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.

1556

FORM **521**

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, and that I am duly authorized to sign this statement. KOTY MCCracken Print or Type Name of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only Title Representative Register of Deed's Use Only 29 Value of Stamp or Exempt Number Mo. 2 Day 29 Yr. 24 S 112.50 Nebraska Department of Revenue Form No. 96-289-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records.	21 If agricultural, list total number of acres transferred in this transaction	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes,	Type of Deed	cation Number. Check one box in categories A and B. Check C (I Single Family Multi-Family Agricultural Commercial Recreational	Web: Web: Imme, Addre y (Seller) Propert Mailing Add K
red this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Rentative Attorney Attorney For Dept. Use Only empt Number and correct, (402) 746-3613 Recording Data Date For Dept. Use Only Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	structions) 22 \$ 50,000,00 0,00 23 \$ 50,000,00 24 \$ 50,000,00 ar ted within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	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 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No s 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 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	lemo Partition Personal R Personal R Quit Claim revocable Trust Re fe Estate Saa artition Sa artition Sa 12 Was real estate I	nobile home. (C) Nonproducing State Assessed Mobile Producing Exempt	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. 08 Day 23 Yr. 2024 Mo. 08 Day 20 Yr. 2024 Mo.

of Red Cloud; thence West 312.4 feet, plus or minus, to a point on the West line of Annex Lot marks the East line of the tract; thence North 260 feet, plus or minus, to a point that is due East to the State of Nebraska for highway purposes in Book 29, page 234. of the Southeast corner of Lot One (1), Block One (1), Kaley and Jackson's Addition to the City thence South 10 feet; thence East 41 feet, plus or minus, to a point due South of the fence that to a point 724.4 feet South of the Northwest corner of Annex Lot 17; thence East 271.4 feet; originally platted, to a point that is due East of the Southeast corner of Lot One (1), Block One of Annex Lot 17, adjoining Highway 281; Thence South on the West line of Annex Lot 17, as thence West 443 feet to a point on the West line of Annex Lot 17, 124.4 feet South of the thence East 568.2 feet; thence North 310 feet; thence West 396.6 feet; thence North 300 feet; Nebraska, described as follows: Beginning at the quarter stone on the West side of Annex Lot BEGINNING; continuing thence South on the West line of Annex Lot 17, as originally platted, (1), Kaley and Jackson's Addition to the City of Red Cloud and the TRUE POINT OF beginning, EXCEPT a tract described as follows: Beginning at the quarter stone on the West side Northwest corner of Annex Lot 17; thence South 300 feet, more or less, to the place of One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, All that portion of a tract of land located in Annex Lot 17 and County Surveyors Lot 2 in Section 17, adjoining Highway 281; Thence South 300 feet; thence East 271.4 feet; thence South 10 feet; 17, as originally platted, and the TRUE POINT OF BEGINNING; and EXCEPT a tract conveyed

State of Nebraska Ss. County of Webster

Intered on the numerical index and filed for record in the Clerk's office of said county this 29 day of 12 A.D., 20 24 at 3:23 of cock 12 M. Recorded in Book 2021 on Page 11023-14025

Of Page 11023-

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-27-24
\$ N2-50 By 160

JOINT TENANCY WARRANTY DEED

joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Spare Time Property Management, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Terry W. Hoit and Patrick Hoit, father and son, as

State of Nebraska for highway purposes in Book 29, page 234. TRUE POINT OF BEGINNING; and EXCEPT a tract conveyed to the a point on the West line of Annex Lot 17, as originally platted, and the thence North 260 feet, plus or minus, to a point that is due East of the minus, to a point due South of the fence that marks the East line of the tract; platted, to a point 724.4 feet South of the Northwest corner of Annex Lot continuing thence South on the West line of Annex Lot 17, as originally of Annex Lot 17, adjoining Highway 281; Thence South on the West line of a tract described as follows: Beginning at the quarter stone on the West side of Annex Lot 17, 124.4 feet South of the Northwest corner of Annex Lot Addition to the City of Red Cloud; thence West 312.4 feet, plus or minus, to Southeast corner of Lot One (1), Block One (1), Kaley and Jackson's 17; thence East 271.4 feet; thence South 10 feet; thence East 41 feet, plus or Addition to the City of Red Cloud and the TRUE POINT OF BEGINNING; Southeast corner of Lot One (1), Block One (1), Kaley and Jackson's Annex Lot 17, as originally platted, to a point that is due East of the 17; thence South 300 feet, more or less, to the place of beginning, EXCEPT feet; thence North 300 feet; thence West 443 feet to a point on the West line Highway 281; Thence South 300 feet; thence East 271.4 feet; thence South Beginning at the quarter stone on the West side of Annex Lot 17, adjoining (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Surveyors Lot 2 in Section One (1), Township One (1) North, Range Eleven 10 feet; thence East 568.2 feet; thence North 310 feet; thence West 396.6 All that portion of a tract of land located in Annex Lot 17 and 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

Spare Time Property Management, L.L.C.

Jonnie Schriner,

Johathan Schriner, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August \$\frac{2}{3}\$, 2024, by Lonnie Schriner, Member, on behalf of Spare Time Property Management, L.L.C.

Comm. expires

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

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August $\frac{23}{2}$, 2024, by Jonathan Schriner, Member, on behalf of Spare Time Property Management, L.L.C.

Comm. expires

Mary Public Suttenfield

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

BOOK 2024 PAGE 1625

STATEMENT OF AUTHORITY

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

This Statement of Authority is for the limited liability company:

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

and the street and mailing address of its designated office is

1112 Road K, Red Cloud, NE 68970.

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

Lonnie Schriner and Jonathan Schriner.

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

Executed June 12, 2024.

Lopinie Schriner, Member

anne

Jonathan Schriner, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

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

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

Cnty No. Book	ok Page	Sale	Sale Date			School D	School District Code			
3	1	8/29	8/29/2024	Base: 91.	91-0002	Affiliated:		Unified:	Đ.	
Location ID	Sale Number	Useability & Code#	& Code#			Parcel	Parcel Number		dia dia	
000161700	155	4	05	GeoCde T	Twn Rug	Sect Ort	Subdiv	Area	Blk	Parcel
D ₂	Date of Sale Assessed Value	Value		4371		00 0	10090		000	0000
Land	Improvements		Total		Date of S	sale Proper	Date of Sale Property Classification Code	ation Co	de	
2,185	76,075	O.	78,260	Status	Property Type	pe Zoning	Location	City Size		Parcel Size
Assessor Location:	RED CLOUD (I	(RC)		A) 1	в) 01	C) 1	D) 1	9 Œ	(F)	2
			Residential				Commercial	cial		
Mul	Multiple Improvements:	Multiple. Improvements. :	ements.:		Multiple.	Multiple. Improvements. :	i			
	Construction Date:	Construction Date:	æ: 1900	0 (Construct	Construction Date:				
	Floor:	Floor Sq. Ft. :	2,082	32	Floor Sq. Ft. :	FL:				
	Building Cost New:	Cost:	205,495)5	Cost:					
Single Family Style: 101	101	Residential Condition: 25	ondition: 25		Comme	rcial Occupa	Commercial Occupancy Code:	53.30		
(100) □ Mobile Home	le .	(10) 🗆 W	Worn Out		Primary:		Other1:		Other2:	
(101) 🖼 One Story		(20) 🔂 Ba	Badly Wom		Comme	rcial Constr	Commercial Construction Class:	100000000000000000000000000000000000000		
(102) □ Two Story		(30) E Av	Average		(E) [Fireproof S	Fireproof Structural Steel Frame	l Frame		
(103) Split Level		(40) □ Good	od		(2)		Reinforced Concrete Frame	The		
(104) 🗆 1 1/2 Story		(50) U Ve	Very Good		(3) _□	1	Masonry Bearing Walls			
		(60) □ Ex	Excellent		1	Wood or S	Wood or Steel Framed Ext.	xt. Walls		
		Regidential Onality: 3.0			3 S	Pole Frame	Cand wans	-		
(301) □ One Story	The second secon	(10) 🗆 Low	W		⋤ 1	nk:		Condition:		
(302) ☐ Two Story		(20) 🗆 Fair	H.		(10)	Low		(10) 🗆 1	Wom Out	Ħ
(307) □ 11/2 Story		(30) 🖼 Av	Average		(20)	□ Average		(20) 🗆 1	Badly Wom	om
(308) □ Split Level		(40) □ Good	od		(30) 🗆	Above Average		(30) 🗆 ,	Average	
(309) □ 21/2 Story		(50) 🗆 Ve	Very Good		(40) _□	High		(40) [Good	
(304) ☐ One Story Duplex	nuplex	(60) □ Ex	Excellent					(50) [] 1	Very Good	<u> </u>
(305) □ Two Story Duplex	uplex							(60) 🗆 1	Excellent	
Assessor's Adjustment to Sale Price (+ or -):	stment to Sale P	rice (+ or -)	••							
Assessor Comments and Reason for Adjustment:	s and Reason for A	djustment:								
QCD; TRANSFER	ER TO EX-WIFE	A								
Comments from				Cor	Comments:					
000161700										
									(Continue	(Continue on back)

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 28 Date Deed Recorded 16 Does this conveyance divide a current parcel of land? 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property
51 North Walnut, 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 sign 25 If this transfer is exempt from the documentary stamp tax, list the exemption number
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located Yes
Yes
No 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.) here 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... 21 If agricultural, list total number of acres transferred in this transaction_ 5 Grantor's Name, Address, and Telephone (Please Print) 22 Total purchase price, including any liabilities assumed... 8 Type of Deed (402) 746-9951 Street or Other Mailing Address 1127 Highway 136 mail Address Red Cloud Grantor's Name (Seller) Terry L. Meyer and Robin Meyer County Name Mo. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. See attached 73,660.00 (A) Status Yes Improved ō Unimproved Bill of Sale Cemetery 0 Day 29 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.

Den Theobald Webster - 91 No. scribed in Neb. Nev. 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) ✓ Corrective Death Certificate - Transfer on Death apgrantee or Authorized Representative Conservator e Name of Grantee of Single Family 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. <u>_</u> 76 Ex-spouse Commercial Multi-Family Brothers and Sisters Red Cloud 18b 10 Type of Transfer Vacant land 2 County Number Court Decree ☐ Exchange Value of Stamp or Exer Auction State NE Authorized Represe Xema Agricultural
Recreational Register of Deed's Use Only Industrial Distribution Easement Executor Easement No No Distribution Parents and Child Grandparents and Grandchild Zip Code 68970 Gift Life Esta Foreclosure Land Contract/Memo Mineral (B) Property Type Email Address Title City RedCloud 30 Recording Data Mineral Interests-Producing Attorney Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number (402) 746-3548 Street or Other Mailing Address 51 North Walnut Grantee's Name (Buyer) Becky S. Meyer 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Nonproducing Was the mortgage assumed? (If Yes, state the amount and interest rate.) Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Life Estate |Irrevocable Trust | Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day heor. S N Partition 29 Quit Claim Yes Personal Rep. Step-parent and Step-child Spouse Yr. 24 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? d Satisfaction of Contract Sale No No Warranty Sheriff 4 Date of Deed Mo. 8 [Trust/Trustee Yes State Assessed Exempt State NE Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 22 \$ 24 \$ 23 Other Other (Explain) Trustee to Beneficiary Other Transfer on Death 29 For Dept. Use Only 8/29/2024 Phone Number χ. Zip Code 68970 24 Yes 0.00 0<u>'.</u>00 No 5 S

State of Nebraska }ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of 1,1,2,4 A.D., 20,24, at 1.34 o'clock 2 M. Recorded in Book 3024 on Page Object David County Clerk

Comp

Assessor_

Carded

NEBRASKA DOCUMENTARY
STAMP TAX

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

QUITCLAIM DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): and no/100 (\$1.00) and other valuable consideration, convey to Grantee, Becky S. Meyer, the Terry L. Meyer and Robin Meyer, husband and wife, Grantor, in consideration of one dollar

Nebraska, more particularly described as: Beginning at a point Eighty (80) Feet West and Two Hundred (200) feet South of the Northwest Corner The 100 foot by 142 foot tract of land in the West one-half (W½) of the Northeast Quarter (NE½) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., in Red Cloud, Webster County, Of Block Four (4), Garber's Addition to Red Cloud; thence One Hundred Forty-two (142) feet West; thence South One Hundred (100) feet; thence Feet to the place of beginning, as surveyed, platted and recorded. East One Hundred Forty-two (142) feet; thence North One Hundred (100)

Executed: , 2024.

Тепу L. Меуег STATE OF NEBRASKA

Robin Meyer

COUNTY OF WEBSTER

) ss.

The foregoing instrument was acknowledged before me on August 29, 2024 by Terry L. Meyer and Robin Meyer, husband and wife.

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

Residential & Commercial Sales Worksheet

(Continue on back)	X		
			001114300
Comments:			Comments from
			WD
O.	djustment:	Assessor Comments and Reason for Adjustment:	Assessor Commer
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adj
(60) □ Excellent		Duplex	(305) ☐ Two Story Duplex
(50) □ Very Good	(60) Excellent	Duplex	(304) ☐ One Story Duplex
(40) □ High (40) □ Good	(50) Uery Good	y	(309) 2 1/2 Story
(30) Above Average (30) Average	(40) □ Good		(308) ☐ Split Level
(20) ☑ Average (20) ☐ Badly Worn	(30) □ Average	y	(307) □ 1 1/2 Story
	(20) □ Fair	7	(302) □ Two Story
Cost Rank: 20 Condition: 30	(10) □ Low		(301) ☐ One Story
(6) □ Pole Frame	Residential Quality:		Townhouse or Duplex Style:
(5) Me Metal Frame and Walls			(106) □ Other
(4) Wood or Steel Framed Ext. Walls	(60) □ Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	y	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) □ Good		
(1) ☐ Fireproof Structural Steel Frame	(30) □ Average	7	(102) □ Two Story
Commercial Construction Class: 5	(20) □ Badly Worn		(101) □ One Story
Primary: 531 Other1: Other2:	(10) □ Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:	Residential Condition:		Single Family Style:
Cost: 430,620	Cost:		
Floor Sq. Ft.: 2,940	Floor Sq. Ft. :	_	
Construction Date: 1992	Construction Date:	Construction Date:	
Multiple. Improvements.:	Multiple. Improvements.:	Multiple Improvements:	Mı
Commercial	Residential		
A) 1 B) 03 C) 5 D) 3 E) 0 F) 5		n: RURAL (RUR)	Assessor Location:
Status Property Type Zoning Location City Size Parcel Size	65,035	51,940	13,095
Date of Sale Property Classification Code	Total	Improvements	Land
4375 2 9 33 4 00000 000 6169	Value	Date of Sale Assessed Value	
GeoCde Twn Rng Sect Qrt Subdiv Area Blk Parcel	1	154	001114300
Parcel Number	Useability & Code #	Sale Number	Location ID
Base: 91-0002 Affiliated: Unified:	7/10/2024	2024 1621	91 2
School District Code	Sale Date	Book Page	Cnty No. H
	STATES OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN THE OWNER, THE OWNE	The state of the s	Name and Address of the Owner, where the Owner, which is the Owner, which the Owner, which is

NEBRASKA

Real Estate Transfer Statement

FORM

14 What is the current mark		Yes VNo	13 Was the transfer between	11 Was ownership transferr	Exchange) by buyer or seller?	W/or transfer part				Improved	(A) Status	7 Property Classification	Email Address n/a	Phone Number (402) 257-7080	City Guide Rock	Street or Other Mailing Address 2112 HWY 136	Grantor's Name (Seller) Rodney P and Laraine J Ely, Trustees	5 Grantor's Name, Addres	1 County Name Webs		Good Life. Great Service.
14 What is the current market value of the real property?		Yes No Brothers and Sisters Grandparents and Grandchild Spouse	n relations or if to a trustee are the trustee and beneficient	Was ownership transferred in full? (If No, explain the division.)	Auction Easement	incate Harrister of Death Executor	Easement		Commercial Recreational	☐ Single Family ☐ Industrial		7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home			State Zip Code NE 68942	iress	ine J Ely, Trustees	Grantor's Name, Address, and Telephone (Please Print)	Webster - 91	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	 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.
15 Was the mortgage assumed? (If Yes, state the amount		Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	Platings (If You phoof the appropriate	12 Was real estate	ntor Trust Pa				Millional moroson rocacing	Mineral Interests-Nonproducing Mineral Interests-Producing	(B) Property Type	if property is also a mobile home.	Email Address	Phone Number (402) 226-3011 If Ye	City Ruskin	Street or Other Mailing Address PO Box 8	Grantee's Name (Buyer) C & M Supply, Inc.	6 Grantee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer Mo. 07 Day 10 Yr. 2	ent is signed and items 1-27 ar	 Read instructions on reverse side tachment and identify the applicable
(If Yes, state the amount and inte	Step-parent and Step-child	Other_	No	12 Was real estate purchased for same use? (If No, state the intended use	Satisfaction of Contract Other	T wantiny	·]		State Assessed				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	State NE			d Telephone (Please Print)	2024 4 Date of Deed Mo. 08 Day —	re accurately completed.	ide. able item number.
and interest rate.)				state the intended use.	Trustee to Beneficiary Other (Explain)		er			Mobile Home	(C)			on? Yes No	Zip Code 68974			•	M vr. 2024		521

Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Authorized by	22
	OKANA IN INC.	28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30. Day 4. 24 \$ 331.50
For Dept. Use Only	nly	
Date	Title	here Signature of Grankee or Augbofized Representative
Phone Number	Attorney	sign White of Spantage of Authorized Representative
lete, and correct, (402) 746-3613	that it is, to the best of my knowledge and belief, true, comp	enalties of la Fam duly auth d B. Gal
		27 If yes, is the required affidavit attached to this filing? Yes No
llistic missile field? (See Instructions)	within a county or other geographic area with an active air force bal	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
150,000;00	<u>uctions</u>) <u>23 \$</u> <u>24 \$</u>	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)
150,000,00	22 \$	22 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 description attached)
		18a No address assigned 18b Vacant land
nent Should be Sent	19 Name and Address of Person to Whom the Tax Staten (Same as Grantee)	18 Address of Property 2192 HWY 136 Guide Rock, NE 68942
pany? (If Yes, include the name	of the agent or title company contact.) Yes No	To Loes this conveyance divide a current parcel of land?

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes
No \$______ Step-parent and Step-child

%

2014, and more particularly described as follows and assuming the East line of said SE¼ bears N00°21'25"E: Commencing at the SE corner of said Section 33; thence N00°21'25"E 661.93 feet to a point on the Section Line; thence N89°38'35"W 70.00 feet to a point on the West R.O.W. line of Highway 78, said point also being the True Point of Beginning; thence S00°21'35"W on said line 326.00 feet to a point; thence S00°8'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; surveyed and platted by Wayne M. Dietz, Registered Land Surveyor on May 14, TRACT 2 in the Southeast the Quarter (SE1/4) of Section Thirty-three (33), Township True Point of Beginning, said tract containing 3.19 acres more or less. thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, as

State of Nebraska ss. County of Webster

BOOK 2024 PAGE 162

numerical index and filed for record in the Clerk's office of said county this 3d day of Aha A.D., 20 3H at 11:08 o'clock AM. Recorded in Book 2034 on Page on Page

Observations Comp___Assessor County Clerk

Deputy Deputy

NEBRASKA DOCUMENTARY

WARRANTY DEED

Neb. Rev. Stat. 76-201): Nebraska Corporation, GRANTEE, the following described real estate (as defined in consideration receipt of which is hereby acknowledged, conveys to C & M Supply, Inc., a consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable Trust under agreement dated December 15, 2010, GRANTOR, whether one or more, in dated December 15, 2010; and Laraine J. Ely, Trustee of the Laraine J. Ely Revocable Rodney P. Ely, Trustee of the Rodney P. Ely Revocable Trust under agreement

thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; Point of Beginning; thence S00°21'35"W on said line 326.00 feet to a point; thence feet to a point on the West R.O.W. line of Highway 78, said point also being the True N00°21'25"E 661.93 feet to a point on the Section Line; thence N89°38'35"W 70.00 SE¼ bears N00°21′25″E: Commencing at the SE corner of said Section 33; thence 2014, and more particularly described as follows and assuming the East line of said surveyed and platted by Wayne M. Dietz, Registered Land Surveyor on May 14, True Point of Beginning, said tract containing 3.19 acres more or less. Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, as TRACT 2 in the Southeast the Quarter (SE¼) of Section Thirty-three (33), Township

against the lawful claims of all persons. lawful authority to convey the same; (3) warrants and will defend title to the real estate encumbrances; except easements and restrictions of record; (2) has legal power and GRANTOR: (1) is lawfully seized of such real estate and that it is free from GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that

Executed August 22 , 2024

Rodney P. Ely, Trus

Laraine J. Ely, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss

under agreement dated December 15, 2010. by Rodney P. Ely, Trustee of the Rodney P. Ely Revocable Trust under agreement dated December 15, 2010, and Laraine J. Ely, Trustee of the Laraine J. Ely Revocable Trust The foregoing instrument was acknowledged before me on August 24

GENERAL NOTIARY - State of Nebreska
DAVID B. GARWOOD
WY Comm. Eq. December 2, 2026
m. EXDIFES //> -/-

Residential & Commercial Sales Worksheet

(Continue on back)				
				000105300
Comments:	0			Comments from
		ARKING	WD; SOLD TO SCHOOL FOR PARKING	WD; SOLD TO
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment.	Assessor's Adju
(60) ☐ Excellent			Ouplex 5	(305) Two Story Duplex
(50) □ Very Good		(60) □ Excellent		(304) ☐ One Story Duplex
(40) □ High (40) □ Good		(50) Uery Good		(309) □ 21/2 Story
(30) □ Above Average (30) □ Average		(40) □ Good		(308) □ Split Level
(20) \square Average (20) \square Badly Worn		(30) □ Average		(307) □ 11/2 Story
(10) □ Low (10) □ Wom Out		(20) □ Fair		(302) Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6) □ Pole Frame		Residential Quality:		Townhouse or Duplex Style:
(5) Metal Frame and Walls				(106) □ Other
(4) U Wood or Steel Framed Ext. Walls		(60) ☐ Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) □ Very Good		(104) 🛘 1 1/2 Story
(2) Reinforced Concrete Frame		(40) □ Good		(103) □ Split Level
Fra		(30) □ Average		(102) □ Two Story
Commercial Construction Class:		(20) □ Badly Worn		(101) □ One Story
Primary: Other1: Other2:		(10) □ Wom Out		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition:	7.77	Single Family Style:
Cost:		Cost:	Building Cost New:	
Floor Sq. Ft.:		Floor Sq. Ft. :	-	
Construction Date:		Construction Date:		
Multiple. Improvements.:		Multiple. Improvements. :	Multiple Improvements:	Mu
Commercial		Residential		
B) 01 C) 1 D) 1 E) 6 F) 1	A) 1	C)	RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	4,550	2,470	2,080
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10005 009 0000	4371	Value	Date of Sale Assessed Value	D
Twn Rng Sect Ort Subdiv Area Blk Parcel	GeoCde	4 06	153	000105300
Parcel Number		Useability & Code#	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 9	8/29/2024	2024 1620	91 20
School District Code		Sale Date	Book Page	Cnty No. Bo

30500

NEBRASKA

Register of Deed's Use Only 28 Date Deed Recorded Mo. Day 29 Value of Stamp or Exempt Number 30 Nebraska 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, and that I am duly authorized to sign this statement. Ben amin R. Hobbs, Agent for Red Cloud Community Schools, District #2 Print or Type Name of Grantee or Authorized Representative Signature Region Regions of Grantee or Authorized Representative Title Title	21 If agricultural, list total number of acres transferred in this transaction	18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Nine (9), Original Town of	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No 18 Address of Property n/a - lots	14 What is the current market value of the real property? 4,000.00	are the trustor and beneficiary relat or Nephew	Was transfer part of IR kind exchange (I.R.C. § Exchange) by buyer or se Buyer Seller Was ownership transferred Vas No	or Distribution Easement Easement Executor Executor	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (B) Property Type	(254) 718-9674	State Zip Code NE 68970		and Telephone (Please Print)	The deed will not be recorded unless this statement County Name County Number County Numb		
30 Recording Data 30 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	nd that it is, to the best of my knowledge and belief, true, complete, and correct, Community Schools, District #2 Phone Number Grantee 8/4/2024 Title Date	structions) 22 \$ 4,000,00 1 23 \$ 4,000,00 1 23 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 24 \$ 4,000,00 1 25 \$ 4,000,00 1 26 \$ 4,000,00 1 27 \$ 4,000,00 1 28 \$ 4,000,00	own of Red Cloud, Webster County, Nebraska	 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ %	appropriate box.) Self Spouse Step-parent and Step-child	sure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Life Estate ☑ Sale ☐ Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) ☐ ☐ Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☑ No parking for school	Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	(B) Property is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Exempt (C) (B) (C) (C)	346 If Yes, is the grantee a 509(a) foundation? Yes	State NE NE 68 Is the grantee a 501(c)(3) organization?	Community Schools, District #2 If Mailing Address Och C(14)	none (Please Print)	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 4 Date of Deed 5 Date of Sale/Transfer 9 Date of Sale/Transfer	ransfer Statement Read instructions on reverse side. tachment and identify the applicable item number. 521	

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 39 day of 10. A.D., 2034 at 10:59 o'clock 20. Recorded in Book 2034 on Page 14.20 (Conty Clerk 10.00)

SEXEMPT & BY all NEBRASKA DOCUMENTARY
STAMP TAX
te 8 34 34

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

ğ

_Comp___Assessor_

Carded

WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Red Cloud Community Schools, District #2, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska

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

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

Executed 2024.

limited liability company Van Beber Properties, LLC, a Colorado

Charles R. Van Beber, Member/Manager

Merna C. Van Beber, Member/Manager 6 Jan Jan

STATE OF NEBRASKA

COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on All of way 3024. Charles R. Van Beber and Merna C. Van Beber, Members/Managers of Van Beber Properties, LLC, a Colorado limited liability company. , 2024 by

Residential & Commercial Sales Worksheet

(Continue on back)											
										900	000158900
				ents:	Comments:					rom	Comments from
								, a	FAMILY LLC	TRANSFER TO	WD; TR
								ustment:	eason for Adj	Assessor Comments and Reason for Adjustment:	Assessor Co
							-):	e (+ or	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
(60) □ Excellent										Two Story Duplex	(305) 🗆 Tw
(50) □ Very Good	(Excellent	(60)	(6	One Story Duplex	(304) 🗆 On
(40) □ Good			l High	(40) _□			Very Good	(50) [(F	2 1/2 Story	(309) 🗆 21
(30) Average		Above Average	Abov	(30)			Good	(40)	(4	Split Level	(308) □ Spl
(20) Badly Wom	(age	Average	(20)			Average	(30) 🖼	10	1 1/2 Story	(307) 🗆 1 1
(10) □ Wom Out			□ Low	(10) [~		Fair	(20)	3	Two Story	(302) □ Tw
Condition:	(H.	Cost Rank:	os kriji svora		Low	(10)	0	One Story	(301) 🗆 On
		Pole Frame	□ Pole	(6) [Residential Quality: 30	esidential		Townhouse or Duplex Style:	Townhouse o
	Metal Frame and Walls	1 Frame		(5) [11			EI	(106) □ Other
ext Walls	Wood or Steel Framed Ext	d or Ste	1	(4)			Excellent	(60)	<u> </u>	Bi-Level	(111) D Bi-
	Masonry Bearing Walls	mry Bea	□ Masc	(3)			Very Good	(50) 🗆	(:	1 1/2 Story	(104) 🗆 1 L
me	Reinforced Concrete Frame	forced ((2)			Good	(40)	(4	Split Level	(103) □ Spl
il Frame	Fireproof Structural Steel Frame	roof Str	l Firep	(1)			Average	(30) 🖼	<u> </u>	Two Story	(102) □ Tw
	Commercial Construction Class:	onstruc	rcial C	Comm			Badly Wom	(20)	<u> </u>	One Story	(101) 🗷 On
Other2:	Other1:	0	. 3	Primary:			Worn Out	(10) 🗆	0	Mobile Home	(100) □ Mc
	Commercial Occupancy Code:	ссирап	ercial O	Comm		3	Residential Condition: 30	esidential		Single Family Style: 101	Single Family
				Cost:		125	196,	Cost:		Buildin	
			.Ft. :	Floor Sq. Ft. :		410	1,	Floor Sq. Ft. :			
			Construction Date:	Construc		50	Date: 1950	Construction Date:	Construction Date: Co	Constr	
		ments.:	Multiple. Improvements. :	Multiple			Multiple. Improvements.:	ıltiple. İmp		Multiple Improvements:	
cial	Commercial						Residential				
E) 6 F) 2	D) 1) 1	(3)	01	B)	A) 1			CLOUD (RC)	RED	Assessor Location:
City Size Parcel Size	Location	Zoning	77.00	Property Type	Pr	Status	129,295		127,310	,985	1,
Date of Sale Property Classification Code	Classific	ropert	Sale Pi	ate of	i I		Total		Improvements		Land
001 0000	10075	0	00			4371		alue	Date of Sale Assessed Value	Date of Sa	
Area Blk Parcel	Subdiv	Qr	Sect	Ring	Twn	GeoCde	05	4	152		000158900
	Parcel Number	arcel I	P				Useability & Code#	Useabili	Sale Number		Location D
Unified:		ited:	Affiliated:	002	91-0002	Base:	8/29/2024	8/2	1619	2024	91
	School District Code	ool Dis	Sch				Sale Date	S	Page	Book	Cnty No.

NEBRASKA

Good Life, Great Service.

Real **Estate Transfer Statement**

FORM 521

Mo. 8 Day 29 vr.24 \$ EXCWN Nebraska Department of Revenue Form No. 96-289-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 28 Date Deed Recorded 20 Legal Description (Attach additional pages, if needed.)
The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), Case and 18 Address of Property 707 W 7th Ave 16 Does this conveyance divide a current parcel of land? 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.)

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self sign 22 Total purchase price, including any liabilities assumed.... 21 If agricultural, list total number of acres transferred in this transaction_ 11 Was ownership transferred in full? (If No, explain the division.) 5 Grantor's Name, Address, and Telephone (Please Print) 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 9 Street or Other Mailing Address 707 W 7th Ave 8 Type of Deed (254) 718-9674 Grantor's Name (Seller)
Charles R. Van Beber and Merna C. Van Beber nere Email Address Red Cloud County Name Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. McNeny's Addition to Red Cloud, Webster County, Nebraska Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Red Cloud, NE 68970 122,350.00 No address assigned ₹ Yes Buyer (A) Status Improved Unimproved Cemetery Bill of Sale Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

Print or Type Name of Grantee or Authorized Representative

(254) Signature of Grantee or Authorized Representative Webster - 91 ₹ No No No Conservator
Corrective
Death Certificate – Transfer on Death •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. ☐ Commercial Multi-Family Single Family Brothers and Sisters 18b Uacant land 10 Type of Transfer County Number Court Decree Value of Stamp or Exempt Number Auction State NE Exempt# Register of Deed's Use Only Recreational Agricultural Industrial Distribution Exchange Easement Executor Easement Distribution 90 Parents and Child Zip Code 68970 Grandparents and Grandchild Grantor Trust Partition Foreclosure Lease Mineral Land Contract/Memo (B) Property Type Email Address n/a City Red Cloud Grantee 3 Date of Sale/Transf 30 Reco Phone Number (254) 718-9674 Grantee's Name (Buyer)
Van Beber Properties II, LLC 6 Grantee's Name, Address, and Telephone (Please Print) 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address 544 N Seward Streeet Grantee 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 Life Estate |Irrevocable Trust | Revocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day O PROP Yes **** No Quit Claim Partition 29 yr. 2024 Step-parent and Step-child Personal Rep. Spouse Satisfaction of Contract Sale Is the If Yes, State

NE

9 grantee a 501(c)(3) organization?
, is the grantee a 509(a) foundation? Sheriff
Trust/Trustee

Warranty State Assessed
Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Yes 22 \$ 24 Other (Explain) trans to LLC Other Trustee to Beneficiary Other Day Transfer on Death For Dept. Use Only Phone Number (254) 718-9674 \$1 Yes Yes Zip Code 68970 2024 0 0.00 0.00 468 S No ₹ ₹ 8 8

State of Nebraska \{\circ\}ss.

on Page Clerk's office of said county this 2 day o'clock A Entered on the numerical index and filed for record in the Comp A.D., 20 24 at Recorded in Book 2024 Assessor_ County Clerk Carded (1) Deputy 80.00

NEBRASKA DOCUMENTARY TH YDBY

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

WARRANTY DEED

Properties II, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): 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

County, Nebraska Twelve (12), Block One (1), Case and McNeny's Addition to Red Cloud, Webster The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and

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

- are lawfully seised of such real estate and that it is free from encumbrances;
- @ 10 E 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 , 2024 **1** Mema C. Van Beber

STATE OF NEBRASKA

SS

COUNTY OF WEBSTER

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

, 2024 by

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

Agricultural Land Sales Worksheet

38,840	4.970	Non-AG TOTAL	1,915		Outbuildings
		Other	6,280		Dwellings
		Recreation			
25,000	1.000	Home Sites			4D
13,840	1.000	Farm Sites			4D1
	2.970	Roads			3 D
114,000	74.650	AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			1D
		Shelterbelt/Timber			DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
24,720	17.050	2G1			2A1
32,875	21.210	1G			1A
56,405	36.390	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9) 5 D) 3	A) 1 B) 05 C)		Irrigation Type:	Ь
Location City Size Parcel Size	Zoning Location	Status Property Type	161,035	8,195	152,840
tion Code	Date of Sale Property Classification Code	Date of Sale P	Total	Improvements	Land
1 000 0000	2 00000	4489 1 10 28	alue 🚎 🌲	Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rug Sect	4 05	151	001412000
	Parcel Number	P	Useability & Code#	Sale Number	Location ID
Unified:	ted:	Base: 91-0002 Affiliated	8/2/2024	1590	91 2024
School District Code	ool District Code	Sch	Sale Date	. Page	Cnty No. Book

		001412000	Comments from Comments:			QCD; TRANSFER BETWEEN AUNT, UNCLE & NIECE	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)	ž.		ents:					1 otal Kecapture Value:

Agricultural Land Sales Worksheet

38,840	4.970	Non-AG TOTAL	1,915			namgs	Outomongs
		Other				Dwellings	Dw
	1	Recreation					
25,000	1.000	Home Sites				1	
13,840	1.000	Farm Sites				4D1	
	2.970	Roads				3D	
114,000	74.650	AG LAND TOTAL	A(3DI	
		Other				2D	
		Waste				2D1	
		Accretion				ID	
		Shelterbelt/Timber				101	DRYLAND
		4G				4A	
		4G1				4A1	
		3G				3A	
		3G1				3A1	
		2G	-			2A	
24,720	17.050	2G1				2A1	
32,875	21.210	1G				1A	
56,405	36.390	GRASSLAND 1G1				1AI	IRRIGATED
VALUE:	ACRES:	LCG	VALUE:	VΑ	ACRES:		LCG
E) 0 F) 9) 5 D) 3	1 B) 05 C)	A)		Irrigation Type:	Irri	
City Size Parcel Size	Zoning Location	Status Property Type	161,035 Sta		8,195	840	152,8
ition Code	Date of Sale Property Classification Code	Date of Sale Pi	Total	C	Improvements	T	Land
1 000 0000	2 00000	89 1 10 28	4489	Value 🦠	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Qrt Subdiv	de Twn Rng Sect	05 GeoCde	4	142	0	001412000
	Parcel Number	P	Useability & Code#	Useabilit	Sale Number		Location ID
Unified:	rted:	e: 91-0002 Affiliated:	8/2/2024 Base:	8/2	1558	2024	91
	School District Code	Sch	Sale Date		Page	Book	Спіу №.

(Continue on back)	
	001412000
Comments:	Comments from Co
	WD; TRANSFER TO FAMILY LLC
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA Good Lite. Great Service.

CI	1
N	2

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 iter

Department of Revenue 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee—	28 Date Deed Recorded Mo. 8 Day 19 Yr. 34 \$ FXem 1#56	Register of Deed's Use Only	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. Douglas-Pauley Print or Type Name of Grantee or Authorized Representative Attol Signature of Grantee or Authorized Representative Title	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) The West One-half of the Northwest Quarter (W1/2 NW1/4) of Section Twenty-eight (28), Township One (1) North, Range Webster County, Nebraska. 21 If agricultural list total number of agrees transferred in this transaction			14 What is the current market value of the real property? 161,035.00	Tay was the transfer between relatives, or it to a trustee, are the trustor and beneficiarly relatives? (in res, check Yes	Yes	Distribution	8 Type of Deed	Mimproved Single Family Industrial Multi-Family ✓ Agricultural IOLL Commercial Recreational	7 Property Classification Number. Check one box in categories A and B. Check C i (A) Status (E)		Phone Number	City State Zip Code			The deed will not be recorded unless this statement is signed and 1 County Name 2 County Number 3 Date of Sale/Tr Webster - 91
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	30 Recording Data BK 3034, 12 1558	Only For Dept. Use Only	Attorney Attorney Attorney Attorney Attorney Attorney Attorney	ructions) 23 5(D) 23 within a county or other geographic area with an active air fo	y-eight (28), Township One (1) North, Range Ten (10) West of the 6th P.M.,	The Wagoner Homestead, LLC 1034 Chestnut Red Cloud, NE 68970	Was transfer through a real estate agent or a tit of the agent or title company contact.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%	Self Spouse Step-parent and Step-cl	Vas leal estate pulcitased for salife use:	able Trust Revocable Tristate Sale Satisfaction of Satisfacti	Lease ☐ Personal Rep. ☐ Trust/Trustee Mineral ☐ Quit Claim ☑ Warranty	☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Mineral Interests-Producing ☐ Exempt	(C) (B) Property Type	Email Address Ilygris@hotmail.com	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	City State Zip Code City NE 68970	Grantee's Name (Buyer) The Wagoner Homestead, LLC Street or Other Mailing Address	Telephone (Please Print)	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number

Daniel M. Lygrisse 341 N. Franklin Street Red Cloud, NE 68970 (402) 746-4123 danlygrisse@gmail.com

Ö

Anthony Stehle & Lynnette Lygrisse 1034 Chestnut Red Cloud, NE 68970 (303) 358-0747 llygris@hotmail.com

Keith E. Luttrell & Jeannette Luttrell
421 Cherry Street
Red Cloud, NE 68970
(970) 531-6016
jeanettecca@hotmail.com

Good Life. Great Service. NEBRASKA

Certificate of Exemption Documentary Stamp Tax

Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)

another entity is not eligible for this exemption. Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by within the fourth degree of kindred? owned by members of the same family and all owners are family members related to one another the fourth degree of kindred? of the partnership or limited liability company are family members related to one another within owned by members of the same family family, and all shareholders of the corporation or members If No, is conveyance between two family entities where all stock or interest in both entities is members of the same family or a partnership or limited liability company where all interest is Is the conveyance between members of a family and a corporation where all stock is owned by DEPARTMENT OF REVENUE No No ■ No

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Relationship to First Listed Member or Grantor (see Table of Kindred)	Members of Entity or Individuals
ndividuals, list all in table below.)	Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)
Sister	Lynnette K. Lygrisse
Brother-in-law	Anthony Stehle
Sister	Jeanette M. Lygrisse
Brother-in-law	Keith E. Luttrell
Self	Daniel M. Lygrisse
Relationship to First Listed Member or Grantor (see Table of Kindred)	Members of Entity or Individuals

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Daniel M. Lygrisse	Self
Jeanette M. Lygrisse	Sister
Lynnette K. Lygrisse	Sister

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

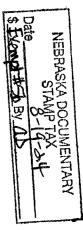
I further Certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue

Grantee or Grantee Representative	here Grantor or Grantor Representative	sign I have take
Title	Title	Attorney
Date	Date	8-14-2044

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of 1940. A.D., 20,34 at 11:15 o'clock 1960. Recorded in Book 2024 on Page 1538-1563 County Clerk 10,000 Assessor Carded Industry Industr



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

WARRANTY DEED

Section 76-201): following consideration received from GRANTEE, consideration of One Lynnette Jeanette Nebraska limited Daniel Z described M. Lygrisse, Lygrisse, Luttrell, liability company, real and no/100 (\$1.00) Dollar and other husband and wife, husband ρ estate single and wife; (as person; Keith E. defined The Wagoner Homestead, conveys to GRANTEE, and Anthony Stehle GRANTORS, in Neb. 1n Luttrell Rev. valuable Stat., the and LLC, and

Range 0f The Nebraska. section Ten (10) West of the work wenty-eight west of +1 the the (28), Northwest Township One of P.M., Webster Quarter (W1/2)(1) North, County, NW1/4)

GRANTEE GRANTORS that covenant enant (jointly GRANTORS: and severally, ĽΈ more than one) with

- (1)are SH free lawfully from encumbrances; seized 0f such real estate and that 1+
- (2) have same legal power and lawful authority to convey the
- (3) against warrant and the will defend t lawful claims defend title ul claims of a all persons the real estate

EXECUTED ANOUST 7, 2024.

Daniel M. Lygrisse

COUNTY OF WY GOLD SS.

single The foregoing day of le person. instrument was acknowledged before me on the 2024, by Daniel M. Lygrisse, a

A GENERAL NOTARY-State of Nobraska

ADAM VETTER

My Comm. Exp. Nov 27, 2027

Kéith [T] Luttrell

COUNTY OF STATE OF Grand Colorado ss.

The foregoing instrument was married person. s acknowledged before me on the 2024, by Keith E. Luttrell, a

ARIELL A TRUJILLO

NOTARY PUBLIC - STATE OF COLORADO

NOTARY ID 20094006593

MY COMMISSION EXPIRES MAR 25, 2025

Spill Sitel Emplic Public

hette M.

COUNTY OF Whether STATE OF Nebrusky ss.

The foregoing instrument was married person. acknowledged before me on the 2024, by Jeanette M. Luttrell,

GENERAL NOTARY-State of Nebraska
ADAM VETTER
My Comm. Exp. Nov 27, 2027

Anthony Stehle

COUNTY OF Jefferson) STATE OF Colorado ss.

The foregoing instrument was married person. acknowledged before me on the 2024, by Anthony Stehle, a

CHRISTINE ANDERSON BISHOP
NOTARY PUBLIC
STATE OF COLORADO

Public

Lyngette K. Lygrisse

COUNTY OF (LIEGELE) ss.

The foregoing day of ____ instrument was acknowledged before me on the 2024, by Lynnette K. Lygrisse, a

A GENERAL NOTARY-State of Nebraska
ADAM VETTER
ADAM VETTER
My Comm. Exp. Nov 27, 2027

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

15	-
2	Ċ

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.

Sign Sign Signature of Graffee or Authorized Representative Print or Type Name of Grantee of Authorized Representative Print or Type Name of Grantee of Authorized Representative Register of Deed's Use Only 28 Date Deed Recorded Mo. 8 Day 2007, 244 Nobraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records	21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	161,035.00 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a tit of the agent or title company contact.)	Bill of Sale	ssification Number. Check one box in categories A and B. Check Single Family Industrial Agricultural Commercial Recreational	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name Webster - 91 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Travis Robertson & Amanda Roberston, husband and wife Street or Other Mailing Address 5715 E. 129th Place City Thornton Phone Number The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 4 Date of Deed Mo. 08 Day 02 vr. 2024 Mo. 08 Day Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached. Street or Other Mailing Address 5715 E. 129th Place State City Phone Number Is the grantee a 501(c)(3) organize in the grantee a 509(a) four i
asentative Attorney Attorney Title Attorney Attorney Title To Deed's Use Only ampt Number The Branch Althorney To Deed's Use Only To De	21 If agricultural, list total number of acres transferred in this transaction	Yes V No \$	bution Land Contract/Memo □ Partition □ Sheriff □ Other ment □ Lease □ Personal Rep. □ Trust/Trustee itor □ Mineral □ Quit Claim □ Warranty ition □ Foreclosure □ Irrevocable Trust □ Revocable Trust □ Truster on Death int □ Giff □ Life Estate □ Sate □ Trustee to Beneficiary of At He ge □ Grantor Trust □ Partition □ Satisfaction of Contract □ Other (Explain) ② Other (Explain) 2 Was real estate purchased for same use? (If No, state the intended use.) 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 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	Email Address If property is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Exempt Exempt	t is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer Mo. 08 Day 02 Yr. 2024 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached. Street or Other Mailing Address City State State State State Tendit Address If Yes, is the grantee a 509(a) foundation? Fee: Address Tendit Ad

6. Daniel M. Lygrisse
341 N. Franklin Street
Red Cloud, NE 68970
(402) 746-4123
danlygrisse@gmail.com

Lynnette Lygrisse 1034 Chestnut Red Cloud, NE 68970 (303) 358-0747 llygris@hotmail.com

Jeannette Luttrell
421 Cherry Street
Red Cloud, NE 68970
(970) 531-6016
jeanettecca@hotmail.com

19. Daniel M. Lygrisse341 N. Franklin StreetRed Cloud, NE 68970

Lynnette Lygrisse 1034 Chestnut Red Cloud, NE 68970

Jeannette Luttrell 421 Cherry Street Red Cloud, NE 68970

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 36 day of 644 A.D., 20 34 at 11:47 o'clock 66 M. Recorded in Book 3034 on Page 1590-1591

Comp

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Jate 8-26-24
Stanyl #4By 03

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

QUITCLAIM DEED

Section 76-201): following Lygrisse, valuable GRANTORS, Travis consideration, in consideration of One Dollar (\$1.00) and other described real Jeanette Robertson and Amanda Robertson, M. Luttrell hereby estate and Lynnette quitclaims to GRANTEES, Daniel (as defined in Neb. husband and wife, . 건 Lygrisse Rev. the Stat., ĭ

О Т Range The Nebraska. Section Twenty-eight West One-half Ten (10) West of the of the (28), 3 6th Northwest P.M. Township Quarter Webster One (1) North, (W1/2 NW1/4) County,

Executed &

2024.

fravis Robertson

Amanda Robertson

STATE OF Abbrested

COUNTY OF

()ebster) ss.

The foregoing instrument was acknowledged before me on

husband and wife. 2

2024, by Travis Robertson and Amanda Robertson,

A GENERAL NOTARY-State of Nebraska
ADAM VETTER
My Comm. Exp. Nov 27, 2027

Residential & Commercial Sales Worksheet

(Continue on back)				
				000145100
Comments:	Сот			Comments from
		TERS	WD; TRANSFER BETWEEN SISTERS	WD; TRANSFE
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
			Duplex	(305) ☐ Two Story Duplex
		(60) Excellent	huplex	(304) One Story Duplex
□ High (40) □				(309) 🗆 2 1/2 Story
		(40) □ Good		(308) □ Split Level
☐ Average (20) ☐		Æ		(307) □ 11/2 Story
				(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) ☐ One Story
(6) □ Pole Frame		Residential Quality: 30		Townhouse or Duplex Style:
(5) ☐ Metal Frame and Walls			378.00	(106) □ Other
(4) Wood or Steel Framed Ext. Walls				(111) □ Bi-Level
(3) Masomy Bearing Walls				(104) □ 11/2 Story
(2) Reinforced Concrete Frame		(40) ₩ Good		(103) □ Split Level
rame		(30) ★ Average		(102) Two Story
Commercial Construction Class:		(20) □ Badly Worn		(101) 🗷 One Story
Primary: Other1: Other2:		(10) Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:	.	Residential Condition: 35	3.32	Single Family Style:
Cost:	15	Cost: 258,215		
Floor Sq. Ft :	797	1,		
Construction Date:	0 6	Construction Date : 1990		
Multiple. Improvements. :		Multiple. Improvements.:	Multiple Improvements:	шМ
Commercial		Residential		
) 01 C) 1 D) 1 E) 6 F) 2	A) 1 B)	c)	RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status I	168,990	166,805	2,185
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10030 006 0000	4491	Value .	Date of Sale Assessed Value	D
n Rug Sect Ort Subdiv Area Bik Parcel	GeoCde Twn	4 05	150	000145100
Parcel Number		Useability & Code#	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 91-	8/2/2024	24 1575	91 2024
School District Code		Sale Date	Book Page	Cnty No. Bo

Good Life. Great Service. 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.
 County Number
 Jate of Sale/Transfer
 Date of Sale/Transfer FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded Mo. 6 Day 33 Yr. 34 \$ 135,00 Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this	under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and that I am duly authorized to sign this statement. David B. Garwood Pfint or Type Name of Grantee or Authorized Representative Attorney Signature of Grantee or Authorized Representative Title	21 If agricultural, list total number of acres transferred in this transaction	37 N Cedar St Red Cloud, NE 68970 18a No address assigned 18b Necant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (1/2) interest in Lots Six (6), Seven (7), Eight (8) and Nine (9), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.	16 Does this conveyance divide a current parcel of land? Yes V No	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes,	Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decre Was ownership transferred in full? (If No, explain the divi	8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor Mi	(A) Status (B) ✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	ssification Number. Check one box in categories A and B. Check C	(402) /40-2024 Email Address n/a	City State 40 Code Hurst TX 76053	Other Mailing Address Vanda, Apt. 134		Webster - 91 S Grantor's Name, Address, and Telephone (Please Print)
er of Deed's Use Only empt Number 30 Recording Data BK 2024 P 1575 Authorized by Neb. Rev. Stat. §§ 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) 746-3613 Phone Number Attorney Title	22 \$ 60,000;00	(Same as grantee) (Same as grantee)		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 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	evocable T fe Estate artition 12 Was	Land Contract/Memo	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	a mobile home.	If Yes, is the grantee a 509(a) foundation? Yes	Red Cloud NE State Alp Code Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes Vyo	ar Mailing Address ar Street	Grantee's Name (Buyer) Karin D. Prellwitz	Mo. 08 Day 02 Yr. 2024 Mo. 08 Day 02 Yr. 2024 6 Grantee's Name, Address, and Telephone (Please Print)

BOOK 2024 PAGE 1575

State of Nebraska ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of 0.24 A.D., 20.24 at 1.0.1 o'clock of M. Recorded in Book 20.24 on Page 15.75

O been train county Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
By AL
NEBRASKA BY AL

WARRANTY DEED

Tracy L. Rasser, a single person, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Karin J. Prellwitz, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

(9), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska. An undivided one-half (1/2) interest in Lots Six (6), Seven (7), Eight (8) and Nine

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

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

Executed August ______, 2024.

Tracy L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

by Tracy L. Rasser, a single person. The foregoing instrument was acknowledged before me on August

, 2024,

Comm. expires /2-7-7-36

Residential & Commercial Sales Worksheet

Comments from 000518600
Comments from
QCD; TRANSFER FROM PARENT TO CHILD,
Assessor Comments and Reason for Adjustment:
Assessor's Adjustment to Sale Price (+ or -):
(305) ☐ Two Story Duplex
(304) ☐ One Story Duplex
(309) □ 21/2 Story
(308) □ Split Level
(302) □ Two Story
(301) □ One Story
Townhouse or Duplex Style:
(106) □ Other
(111) □ Bi-Level
(104) 🖼 1 1/2 Story
(103) □ Split Level
(101) □ One Story
(100) □ Mobile Home
Single Family Style: 104
Building Cos
Construction
Multiple Improvements:
Assessor Location: BLADEN
8,850 38,040
Land Improvements
Date of Sale Assessed Value
000518600 144
Location ID Sale Number
91 2024 1568
Cnty No. Book Page
ook Page 024 1568 Sale Number 144 Date of Sale Assessed Improvements 38,04 I: BLADEN (BLA) Construction Date: Floor: Building Cost New: 104

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

20 Legal Description (Attach additional pages, if needed.) here sign 21 If agricultural, list total number of acres transferred in this transaction 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 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.) 11 Was ownership transferred in full? (If No, explain the division.) 5 Grantor's Name, Address, and Telephone (Please Print) 8 Date Deed Recorded

Mo. 8 Day 3 Street or Other Mailing Address PO Box 71 8 Type of Deed Email Address Phone Number (402) 460-9470 Bladen Grantor's Name (Seller) Douglas A Fisher and Joan E Fisher County Name Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 27 See Attached Bladen, NE 68928 500 N Railroad St 46,890.00 Was transfer part of IRS III kind exchange (I.R.C. § 103 Exchange) by buyer or seller? No address assigned ✓ Yes ✓ Yes Buyer (A) Status ✓ Improved ☐ Bill of Sale Yes If yes, is the required affidavit attached to this filing? Yes Cemetery OL Unimproved Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

KORY MCCracken

Print or Type Name of Grantee of Authorized Representative

Phone I Signature of Grantee or Authorized Representative < N_o No No No Webster - 91 ☐ Seller ✓ No No Death Certificate – Transfer on Death ☐ Corrective Conservator . ≍ Single Family 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. 3S like-Commercial Multi-Family Aunt or Uncle to Niece or Nephew Ex-spouse Brothers and Sisters 76 18b 10 Type of Transfer Distribution ☐ Vacant land 2 County Number S Court Decree Auction State NE of Stamp or Exempt Number ☐ Yes Register of Deed's Use Only Industrial Recreational Agricultural Exchange Easement __ Executor Easement □ 8 Distribution Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Zip Code 68928 Grantor Trust Foreclosure Gift Land Contract/Memo
Lease
Mineral (B) Property Type 30 Recording Data Mineral Interests-Producing Phone Number (402) 460-9470 Email Address Attorney Bladen 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.) 3 Date of Sale/Transfer Same as Grantor Street or Other Mailing Address PO Box 71 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Shaun Fisher, Brian Fisher, and Rebecca Fisher Mineral Interests-Nonproducing Mo. 08 Was transfer through a real estate age of the agent or title company contact.) Partition ✓ Life Estate Irrevocable Trust Xaoau 12 Was real estate purchased for same use? Day 16 < No √ Yes Quit Claim Personal Rep. Partition Spouse Step-parent and Step-child Self | ∴ Revocable Trust Satisfaction of Contract Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? □ No 2024 state agent or a title company? (If Yes, include the name 156 Sheriff
Trust/Trustee
Warranty State Assessed
Exempt Yes 4 Date of Deed Mo. 08 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 22 24 69 60 CD Other Other (Explain) Other Trustee to Beneficiary Transfer on Death Day (If No, state the intended use.) 16 For Dept. Use Only 8/16/2024 Phone Number (402) 746-3613 Mobile Home Yes Yes <u></u> Zip Code 68928 2024 0 0,00 0,00 0.00√ No

Lots Eight (8) and Nine (9) in the Northeast Quarter (NE¹/₄) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of 10.2 A.D., 20.34, at 11:35 o'clock 30. Recorded in Book 3034 on Page 1568 On Page 1740 County Clerk
(1) 200 (1) Deputy

Comp___Assessor_

Carded

DOCUMENTARY

QUITCLAIM DEED

Douglas A. Fisher and Joan E. Fisher, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Love and Affection receipt of which is hereby acknowledged, quitclaims and conveys to Shaun S. Fisher, a married person, Brian D. Fisher, a married person, and Rebecca J. Fisher, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County, Nebraska. (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster Lots Eight (8) and Nine (9) in the Northeast Quarter (NE1/4) of Section Eighteen

SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE. GRANTOR HEREBY RESERVES TO THEMSELVES OR THE

Executed August 1/2, 2024.

Douglas & Fisher

Joán E. Fisher Loan E.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Douglas A. Fisher and Joan E. Fisher, husband and wife. The foregoing instrument was acknowledged before me on August $\frac{1}{2}$, 2024, by

Comm. expires

Residential & Commercial Sales Worksheet

(Continue on back)		
		000109800
Comments:		Comments from
		W D
it:	for Adjustme	Assessor Comments and Reason for Adjustment:
or -):	le Price (+	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent		(305) 🛘 Two Story Duplex
	(60)	(304) □ One Story Duplex
300d (40) □ High (40) □	(50)	(309) □ 21/2 Story
	(40)	(308) □ Split Level
Average (20) □ Average (20) □ Badly Worm	(30) 🖼	(307) □ 11/2 Story
Fair (10) □ Low (10) □ Worn Out	(20) 🗆	(302) □ Two Story
Low Cost Rank: Condition:	(10)	(301) □ One Story
Residential Quality: 30 (6) □ Pole Frame	Resident	Townhouse or Duplex Style:
(5) 🗆 Metal Frame and Walls		(106) □ Other
Excellent (4) \square Wood or Steel Framed Ext. Walls	(60) 🗆	(111) □ Bi-Level
Very Good (3) □ Masonry Bearing Walls	(50) 🗆	(104) 🗆 1 1/2 Story
Good (2) \square Reinforced Concrete Frame	(40)	(103) □ Split Level
Average (1) Fireproof Structural Steel Frame	(30) 🗆	(102) □ Two Story
Badly Worn Commercial Construction Class:	(20) 🖼	(101) 🖼 One Story
	(10)	(100) □ Mobile Home
Residential Condition: 20 Commercial Occupancy Code:		Single Family Style: 101
124,070		Building Cost New:
T.: 1,008 Floor Sq. Ft.:	Floor: Floor Sq. Ft. :	F
1963		Construction Date:
Multiple. Improvements. :		Multiple Improvements:
Residential Commercial		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 1	D (RC)	Assessor Location: RED CLOUD
31,565 Status Property Type Zoning Location City Size Parcel Size	30,745	820 30
Total Date of Sale Property Classification Code	ents	Land Improvements
4371 00 0 10005 017 0000	essed Value	Date of Sale Assessed Value
GeoCde Twn Rug Sect On Subdiv Area Blk Parcel	1	000109800 149
Useability & Code # Parcel Number	4	Location ID Sale Number
8/22/2024 Base: 91-0002 Affiliated: Unified:	1574 8	91 2024 15
Sale Date School District Code	Page	Cnty No. Book P

NEBRASKA

Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

玉

521 FORM

Mo. 8 Day 3 Nr. 34 \$ 186Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 28 Date Deed Recorded sign here 20 Legal Description (Attach additional pages, if needed.)
The East Half (E1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red 21 If agricultural, list total number of acres transferred in this transaction 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 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.) 11 Was ownership transferred in full? (If No, explain the division.) Phone Number Street or Other Mailing Address . 5 Grantor's Name, Address, and Telephone (Please Print) 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

Buyer Seller No Email Address Grantor's Name (Seller) Jonathan B. Schriner 1 County Name Red Cloud Address of Property
325 W 6th Avenue 27 If yes, is the required affidevit attached to this filing? Yes Cloud, Webster County, Nebraska Red Cloud, NE 68970 82,500.00 Type of Deed Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Z Yes ∐ Yes (A) Status ✓ Improved Unimproved Cemetery ğ Bill of Sale Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and that I am duly authorized to sign this statement.

Sharon Frey

Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative <u>S</u> <u>S</u> ☐ ₹ Webster - 91 ☐ Death Certificate — Transfer on Death Corrective Conservator Single Family

Multi-Family Commercial The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Brothers and Sisters Aunt or Uncle to Niece or Nephew BAR 18b Vacant land To be filed with the Register of Deeds.
 Read instructions on reverse side.
 If additional space is needed, add an attachment and identify the applicable item number. 10 Type of Transfer 9 Value of Stamp or 5 2 County Number Court Decree Auction 186-Agricultural
Recreational Register of Deed's Use Only Industria Exempt Number Easement Exchange Distribution ☐ Executor] Distribution Easement Parents and Child ☐ Family Corp., Partnership, or LLC □ Grandparents and Grandchild Zip Code 68970 Grantor Trust Partition Gift Foreclosure Lease ∐Mineral ____Land Contract/Memo (B) Property Type Grantee Properting Data

BK 2024 Mineral Interests-Producing Email Address NA PA 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mineral Interests-Nonproducing Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Grantee's Name (Buyer) Sharon Frey Street or Other Mailing Address 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Yes | Irrevocable Trust | | Revocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Day agra <u>₹</u> S S Quit Claim Personal Rep. Step-parent and Step-child Spouse 22 Yr. 2024 Self Sale €7 Satisfaction of Contract ∏ ₹ N 7 Warranty Instrinstee ٢ Sheriff Exempt 4 Date of Deed luthorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 8 State Assessed 23 24 S Other Trustee to Beneficiary Other (Explain, Day Transfer on Death and correct 785 820-28UH Phone Number For Dept, Use Only 8/16/2024 1 Yr. 82,500,00 82.500,00 ☐ Mobile Home 2024 0

State of Nebraska \{\}ss. County of Webster\}\{\}ss.

on Page_ Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of (100 A.D., 20 24 at 11:15 o'rlock 00 u n o'clock po Privat Pragali _Comp_ M. Recorded in Book 2024 Assessor County Clerk

Denuty Carded Deputy

NEBRASKA DOCUMENTARY

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

WARRANTY DEED

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

Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska The East Half (E1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block

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

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

Executed

Hugust ā , 2024.

Jonathan B. Schriner

STATE OF NEBRASKA

COUNTY OF WEBSTER

SS

BRIEFAL NOTARY - State of Nebraska
BRIDGET DAGEHLING
My Comm. Exp. May 19, 2028

Jonathan B. Schriner, a single person. The foregoing instrument was acknowledged before me on Hugust

7

, 2024 by

Agricultural Land Sales Worksheet

38,840	3.990	Non-AG TOTAL	48,800		Outbuildings
		Other	76,800		Dwellings 3
		Recreation	27.		
25,000	1.000	Home Sites	3,000	1.090	4D
13,840	1.000	Farm Sites			4D1
	1.990	Roads			3D
166,210	67.000	AG LAND TOTAL			3D1
		Other	26,210	9.530	2D
500	1.000	Waste	51,975	18.900	2D1
		Accretion	8,720	3.170	1D
		Shelterbelt/Timber	56,320	20.480	DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
5,905	4.070	2G1			2A1
		1G			1A
13,580	8.760	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 7 D) 3	A) 1 B) 05		Irrigation Type:	h
City Size Parcel Size	Zoning Location	Status Property Type	330,650	125,600	205,050
ntion Code	Date of Sale Property Classifica	Date of Sale l	Total	Improvements	Land
1 000 0000	1 00000	4131 4 11 20	alue	Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	4 05	147	002111700
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	iated:	Base: 01-0123 Affiliated:	8/22/2024	1571	91 2024
	School District Code	Sc	Sale Date	Page	Cnty No. Book

(Continue on back)	
	002111700
nents:	Comments from Comments:
TO CHILD	DEED OF DISTRIBUTION BY PR; TRANSFER FROM PARENT TO CHILD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

-	4
	~
	- 52
	-
	-

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

521 FORM

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee — Retain a copy of this document for your records. 28 Date Deed Recorded 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property 2190 Road 850, sign 18a No address assigned here 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 21 If agricultural, list total number of acres transferred in this transaction 7014 What is the current market value of the real property? 11 Was ownership transferred in full? (If No, explain the division.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Campbell 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Street or Other Mailing Address 468 Road U Grantor's Name (Seller)
Jeanne Kral. PR for John F. Soucek Estate Email Address NA Phone Number (402) 984-0172 7 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? No County Name See attached 409,582.00 ₹ Yes ₹ Yes (A) Status Yes DEPARTMENT OF REVENUE ōL Bill of Sale Unimproved Improved Cemetery this conveyance divide
Yes No Yes Signature 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.

Jeanne Kral

(402) Print or Type Name of Grantee or Authorized Representative Day Webster - 91 No 20 27. No Death Certificate – Transfer on Death Corrective of Grantee or Authorized Representative Conservator 0) The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. ر No Commercial Multi-Family Single Family 2 Ex-spouse Aunt or Uncle to Niece or Nephew Bladen, NE 68928 Ø Brothers and Sisters current parcel of land To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land 10 Type of Transfer 6 County Number Value of Stamp or Exempt Number Auction Court Decree 5/empt 5 Register of Deed's Use Only Recreational Agricultural Industrial # Exchange Distribution Easement Executor Distribution No. Easement Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code 68932 Grantor Trust Gift Foreclosure Mineral ☐ Land Contract/Memo Lease (B) Property Type Mineral Interests-Producing Email Address NA City Campbell Grantee 30 Recording Data Grantee 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.) Phone Number (402) 984-0172 Street or Other Mailing Address 468 Road U Grantee's Name (Buyer)
Jeanne Kral 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mineral Interests-Nonproducing PEOP Partition Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day : **** No 22 Quit Claim 000 Yes Partition Personal Rep. Self Step-parent and Step-child Spouse Yr. 2024 Sale Satisfaction of Contract Is the If Yes, s No 5 grantee a 501(c)(3) organization? is the grantee a 509(a) foundation? Trust/Trustee
Warranty Sheriff Exempt 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. |80 . Yes State Assessed 22 \$ 24 Other Trustee to Beneficiary Other (Explain) Day Transfer on Death Other 22 For Dept. Use Only Date 8/23/2024 Phone Number (402) 984-0172 <u></u> Zip Code 68932 Mobile Home 2024 Yes Yes 0 0.00 0.00 No No

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT The South Ten Acres thereof.

State of Nebraska Sss. County of Webster

Entered on the numerical index and filed for record in the numerical index and filed for record in the Clerk's office of said county this 22 day of Phyn A.D., 2024, at 10:01 o'clock B.M. Recorded in Book 2024 on Page 121:

Abboy Hacig county clerk
Lo Deputy Assessor Carded___

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-23-34
\$50005#15 By 16

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

DEED OF DISTRIBUTION

BY PERSONAL REPRESENTATIVE

Kral (**)

Jeanne Seucek, Personal Representative of the Estate of John F. Soucek, also known as John F. Soucek, Jr., Deceased, Grantor, conveys and releases to Jeanne Kral, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT The South Ten Acres thereof,

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

from said estate. Grantor covenants with Grantee that Grantor has the legal power and Grantor has determined that Grantee is the party entitled to distribution of the real estate lawful authority to convey the same.

Executed: August 22, 2024.

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing Deed of Distribution by Personal Representative was acknowledged before me on August 22,2024 by Jeanne Kral, Personal Representative of the Estate of John F. Soucek, also known as John F. Soucek, Jr.

Notary Public

Agricultural Land Sales Worksheet

13,840	5.000		Non-AG TOTAL	Non-	48,990		Outbuildings	Outi
			Other		* * * * * * * * * * * * * * * * * * *		Dwellings	I
			Recreation					
			Home Sites		15,730	5.720	₽	
13,840	1.000		Farm Sites		5,145	1.870	4D1	
	4.000		Roads				3D	
797,890	6.530	156	AG LAND TOTAL	AG LA	4,400	1.600	3D1	
			Other		3,465	1.260	2D	
			Waste		965	0.350	2D1	
			Accretion		22,000	8.000	1D	
			Shelterbelt/Timber	Sh	15,870	5.770	D IDI	DRYLAND
			4G		26,610	5.030	4A	
			4G1		202,395	38.260	4A1	
			3G				3A	
			3G1		109,980	20.790	3A1	
			2G				2A	
			2G1		127,925	22.190	2A1	-
:			1G		79,615	13.810	1A	
			GRASSLAND 1G1	GRA	183,790	31.880	ED 1A1	IRRIGATED
VALUE:	ES:	ACRES:	LCG	1	VALUE:	ACRES:		LCG
) 0 F) 10	D) 3 E)	ာ 5	в) 05	A) 1		Irrigation Type:	 	
City Size Parcel Size	Location	Zoning	Property Type	Status	860,720	48,990	811,730	811
ition Code	Classification	e Property	Date of Sale Property Classifica		Total	Improvements		Land
000 0010	00000 1	2 0	4 11 :	4131	alue 🦾	Date of Sale Assessed Value	Date	
a Blk Parcel	Subdiv Area	Sect Ori	Twn Rng S	GeoCde	4 05	148	200	002100200
	lumber	Parcel Number			Useability & Code#	Sale Number	D	Location ID
Unified:	u	Affiliated:	01-0123 Af	Base: 01	7/31/2024	1572	2024	91
	2.0	School District Code	1		Sale Date	. Page	Book	Cnty No.

		002100200	Comments from C			WD; TRANSFER TO TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Ology

Good Life. Great Service. 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.

FORM **521**

	e Deed Recorded 29 Value of Stan	Register of Deed's	here Signatured Grantee or Authorized Representative	Under penalties or law, I declare that I nave examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Joshua A. Johnson Print or Type Name of Grantee or Authorized Representative Phone	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 ballistic missile field? (See Instructions) Yes No	Ves No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	22 Total purchase price, including any liabilities assumed	The Northeast Quarter (NE1/4) of Section Two (2), Township Four (4) North, 21 If agricultural, list total number of acres transferred in this transaction	18a ☑ No address assigned 18b ☐ Vacant land	18 Address of Property		What is the current market value of the 860,720.00	☐ 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.) ☐ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse	✓ Yes No	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Grantor Trust	Cemetery Death Certificate – Transfer on Death Executor	8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land (☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease	ed Multi-Family Agricultural Agricultural Recreational	(A) Status (B) Wimproved Single Family Industrial	ssification Number. Check one box in categories A and B. Check C	Email Address	Phone Number (402) 984-0936	City State Zip Code Ayr NE 68925	Street or Other Mailing Address 13285 S. Liberty Ave.	Grantor's Name (Seller) Eldon L. Nelsen & Patricia J. Nelsen, husband and wife	5 Grantor's Name, Address, and Telephone (Please Print)	ı	T County Name 2 County Number
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Recording Data	ly For Dept. Use Only	Attorney S/13/34	nat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 462-5187 Phone Nymber,		. within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	23 \$ 0,00 24 \$ 1,00	22 \$	The Northeast Quarter (NE1/4) of Section Two (2), Township Four (4) North, Range Eleven (11), West of the Sixth (6th) P.M., Webster County, Nebraska. If agricultural, list total number of acres transferred in this transaction		19 Name and Address of Person to Whom the Tax Statement Should be Sent Eldon Nelsen & Patricia J. Nelsen. Co-Trustees of the Eldon Nelsen and Patricia J. Nelsen	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%	Step-parent and Step-child	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Grandparents and Grandchild Spouse	מסט ומו טמוווס מסט:	Irrevocable Trust ✓ Revocable Trust Life Estate Partition Satisfaction of the purchased 17 Was real estate numbered	Quit Claim Warranty	Land Contract/Memo Partition Sheriff Other	Exempt	(b) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home	a mobile home.	Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 984-0936 If Yes, is the grantee a 509(a) foundation? Yes V No	State Zip Co NE 68925		Grantee's Name (Buyer) Eldon Nelsen & Patricia J. Nelsen, Co-Trustees	6 Grantee's Name, Address, and Telephone (Please Print)	1Yr. 2024 Mo. 7	3 Date of Sale/Transfer 4 Date of Deed



Certificate of Exemption – Deeds to Trustees

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

	Patricia J. Nelsen	Eldon Nelsen	NAME OF BENEFICIARIES	Grantee of Instrument (Trustee) Eldon Nelsen and Patricia J. Nelse	Grantor of Instrument and Trust Eldon Nelsen and Patricia J. Nelsen	SECTION 1
	same	Same	RELATIONSHIP TO GRANTOR	Patricia J. Nelsen	Patricia J. Nelsen	ION 1

Eldon Nelsen and	Patricia J. Neisen
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Eldon Nelsen	Same
Patricia J. Nelsen	Same
SECTION	ION 2
Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer?	ee, the beneficiaries, and a description XYES NO
Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust. Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.	de directly from the grantor to the beneficiaries of the trust. Nebraska, or any of their agencies or subdivisions.
Deeds which, without additional consideration, confirm, c which do not extend or limit existing title or interest.	Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired marriage); or parent and child.	vife; ex-spouses (conveying property acquired or held during the
Deeds to or from a family corporation, partnership, or licorporation or interest in the partnership or LLC are owner member of that family, related to one another within the four spouses. No consideration is given other than the issuance of the family members or the return of the stock to the corporation dissolution of the interest in the partnership or LLCs. To or LLC, the property must be transferred in the name of the	Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporations or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual
☐ Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or merger or consolidation filed with the Secretary of State. A c the documentary stamp tax exemption is granted.	Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
Deeds made by a subsidiary corporation to its parent corpora of the subsidiary's stock.	Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
Cemetery deeds.	
Mineral deeds.	
☐ Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition subs	Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representative intestate succession.	Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any partnership or LL partner in the partnership or member of the LLC, or to his or her spouse	Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
Easements.	



Certificate of Exemption – **Deeds to Trustees**

Page 2

SECTION 3

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

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

here Signature

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

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

State of Nebraska ss. County of Webster

으 o'clock (L.M., Recorded in Book 3024) on Page 1572 - 1573 Clerk's office of said county this <u>A day</u> of <u>at LO:</u> 36 Entered on the numerical index and filed for record in the Drivat mogun ging, _Comp_ Assessor_ County Clerk

Deputy 1. at 10:38 Carded Deputy



Return to: Conway, Pa P. O. Box P. O. Box Hastings, to: Pauley ox 315 NE 68902-0315 βh Johnson, Д Ω

WARRANTY DEED

the valuable GRANTOR, Stat., Patricia Nelsen following Eldon L. Section _ • consideration received in consideration Revocable Nelsen, described Nelsen and 76-201): Co-Trustees Living real Patricia J. of One Trust estate О Н from GRANTEES, Agreement, and the Eldon Nelsen (as Nelsen, no/100 Dollars, defined conveys husband Eldon in Neb. ţο and and Nelsen and GRANTEES Patricia Rev. wife, other and

The Northeast Quarter (NE%) Four (4) North, Range Eleven Webster County, Nebraska. of (11), West West TWO (2), : Sixth Township (6th)Н .M.,

GRANTORS GRANTEES covenant (jointly that GRANTORS: and Ø everally, μ. т more than one) with

- are real
- (1) (2) have convey lawfully seized of such elegal power and lawful legal ey the power same; authority estate; ority to
- (3) warrant gainst and the will de lawful defend claims ms of a ω to 11 the persons real esta te

EXECUTED 2024

The foregoing instrument day of July SHARON K. STROMER My Comm. Exp. September 12, 2027	STATE OF NEBRASKA) COUNTY OF Adams)	strument	STATE OF NEBRASKA) ss.	Eldon Nelsen
was acknowledged before me on the , 2024, by Patricia J. Nelsen. Manny K. Lhowel Notary Public	Notary Public	was acknowledged before me on the , 2024, by Eldon Nelsen.		Patricia J. Nelsen

Residential & Commercial Sales Worksheet

(Continue on back)		000335600
Comments:		Comments from
		WD; TRANSFER TO TRUST
	ljustment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent		(305) □ Two Story Duplex
(50) □ Very Good	(60) Excellent	(304) One Story Duplex
(40) 🗆	(50) □ Very Good	(309) □ 2 1/2 Story
verage (30) □	(40) □ Good	(308) □ Split Level
☐ Average (20)	(30) 🖼 Average	(307) □ 1 1/2 Story
(10) □ Low (10) □ Worn Out	(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	(301) □ One Story
(6) □ Pole Frame	Residential Quality: 30	I ownhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
(4) Wood or Steel Framed Ext. Walls	(60) Excellent	(111) Bi-Level
(3) Masomy Bearing Walls	(50) Uery Good	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) 🖼 Good	(103) □ Split Level
	(30) □ Average	(102) □ Two Story
Commercial Construction Class:	(20) □ Badly Worn	(101) 🖼 One Story
Other2:	(10) □ Wom Out	(100) □ Mobile Home
Commercial Occupancy Code:	Residential Condition: 40	
Cost:	Cost: 385,525	Building Cost New:
Floor Sq. Ft. :	Floor Sq. Ft.: 2,560	Floor:
Construction Date :	Construction Date: 2013	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	्र _ं Residential	
1 B) 01 C) 1 D) 1 E) 6 F) 2	H) A)	Assessor Location: BLUE HILL (BH)
Status Property Type Zoning Location City Size Parcel Size	575,200	4,535 570,665
Date of Sale Property Classification Code	Total	Land Improvements
4133 00 0 20055 010 0000		Date of Sale Assessed Value
GeoCde Twn Rng Sect Qrt Subdiv Area Blk Parcel	4 05 Ge	000335600 145
Parcel Number	Useability & Code#	Location D Sale Number
Base: 91-0074 Affiliated: Unified:	8/14/2024 Ba	91 2024 1569
School District Code	Sale Date	Cnty No. Book Page

0/09/0

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 number.

FORM **521**

our records	nent of Revenue 2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee —
30 Recording Data	Deed Recorded 29 Value of Starr
Tee Only	
Attorney	Signature of
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Phone Number	
property is located within a county or other geographic area with an active air torce ballistic missile field? (See Instructions) No	20 is an aniluavir as described in <u>Nets. Nets. Stat. § 76-2, 141</u> required because the property is located within a county or other geographic area with an active air to leave the locate of the required affidavit attached to this filing? Ses No
23 (24)	Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions). 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.
22 \$	21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed
	See Attached
	18a No address assigned 18b Vacant land
of the agent or title company contact.) Yes	yes ✓ No 18 Address of Property
	440,420.00 16 Door this programment didd on exercit people of flood?
Step-parent an	
Ind beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC	13 was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, ✓ Yes
12 Was	Was ownership transferred ✓ Yes
Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract	kind exchange (I.R.C. § 1031 Auction Exchange) by buyer or seller? Auction Court Decree
Mineral Quit Claim S	ficate – Transfer on Death
Distribution	8 Type of Deed Conservator Dist
☐ Mineral Interests-Producing ☐ Exempt	ed Multi-Family Commercial
	(A) Status ✓ Improved ✓ Single Family Industrial
Ind B. Check C if property is also a mobile home.	Email Address 7 Property Classification Number. Check one box in categories A and B. Check
Phone Number Is the grantee a 501(c)(3) organization? Yes No (402) 460-7104 If Yes, is the grantee a 509(a) foundation? Yes No	(402) 460-7104
00	City State Blue Hill NE
Street or Other Mailing Address 310 S Cherry St	Street or Other Mailing Address 310 S Cherry St
Grantee's Name (Buyer) Carlene Kuper, Trustee of the Carlene Kuper Revocable Trust	Grantor's Name (Seller) Carlene Kuper
	5 Grantor's Name, Address, and Telephone (Please Print)
2 County Number 3 Date of Sale/Transfer 4 Date of Deed 4 Date of Dee	1 County Name 2 County Number Webster - 91
s this statement is signed and items 1-27 are accurately completed.	The deed will not be recorded unless

Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, Webster County, Nebraska.

State of Nebraska ss. County of Webster

on Page 1787 County Clerk Clerk's office of said county this all day of Outo A.D., 20 all at 11:27 o'clock A.D.M. Recorded in Book 2021 on Page 1564 Entered on the numerical index and filed for record in the

_Comp___Assessor

Carded

NEBRASKA DOCUMENTARY STAMP TAX

WARRANTY DEED

Carlene Kuper, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Carlene Kuper, Trustee of the Carlene Kuper Revocable Trust dated August 14, 2024, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Blue Hill, Webster County, Nebraska. Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to

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

Carlene Kuper

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Carlene Kuper, a single person. The foregoing instrument was acknowledged before me on August 4, 2024, by

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

						2		
	10.090	1	Non-AG TOTAL	No.			Outbuildings	Out
			Other				Dwellings	
			Recreation			par .		
			Home Sites		26,400	9.600	1	
			Farm Sites		22,580	8.210	4D1	
	10.090	1	Roads				30	
1,108,235	6.270	386	AG LAND TOTAL	AG I	an ann ag		3D1	
			Other		2,340	0.850	2D	
			Waste				2D1	
			Accretion		32,975	11.990	1D	
			Shelterbelt/Timber				ומו ס	DRYLAND
			4G		161,345	30.500	4A	
			4G1		188,060	35.550	4A1	
4,580	3.160		3G				3A	
			3G1				3A1	
4,815	3.320		2G		55,725	10.050	2A	
154,280	106.400	10	2G1		52,405	9.090	2A1	
5,395	3.480		1G		2,825	0.490	1A	
180,515	116.460	11	GRASSLAND 1G1	£	213,995	37.120	ED 1A1	IRRIGATED
VALUE:	ES:	ACRES:	LCG		VALUE:	ACRES:		LCG
E) 0 F) 9	D) 3	C) 5	в) 05	A) 2		Irrigation Type:	Irri	
City Size Parcel Size	Location	Zoning	Property Type	Status	1,108,235		,235	1,108,235
on Code	Date of Sale Property Classification Code	Property	Date of Sale		Total	Improvements		Land
1 000 0000	00000	2 4	1 10 22	4489	alue .	Date of Sale Assessed Value	Date o	
Area Bik Parcei	Subdiv A	Sect Qrt	Twn Rng	GeoCde	4 05	143	300	001409300
	umber	Parcel Number			Useability & Code#	Sale Number		Location ID
Unified:		Affiliated:	91-0002 Afi	Base:	8/15/2024	1566	2024	91
	School District Code	ichool Dis	76		Sale Date	Page	Book	Cnty No.

(Continue on back)	
	001409300 001409700 002506100
Comments:	Comments from
	WD; TRANFER 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.
 If additional space is needed, add an attachment and identify the applicable item number.

521

143

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, and that I am duly authorized to sign this statement. KORY MCCracken Print or Type Name of Brantee or Authorized Representative Register of Deed's Use Only Repartment of Revenue No. Day 21 Yr. 24 Supersedes 96-269-2008 10-2020 Repartment of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records.	21 If agricultural, list total number of acres transferred in this transaction 396.36 +/- 22 Total purchase price, including any liabilities assumed	14 What is the current market value of the real property? 1,024,295.00 16 Does this conveyance divide a current parcel of land? Yes 7 No 18 Address of Property Rural property Webster County Webster County Use No address assigned 18b Vacant land 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 Pour No Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or Seller No Brothers and Sisters Parents and Child	A) Status Check one box in categories A and B. Check C if property is also a mobile home. A) Status Check one box in categories A and B. Check C if property is also a mobile home. A) Status Check one box in categories A and B. Check C if property is also a mobile home. B) Property Type Check one box in categories A and B. Check C if property is also a mobile home. B) Property Type Check one box in categories A and B. Check C if property is also a mobile home. C) Property Type Check one box in categories A and B. Check C if property is also a mobile home. C) Property Type Check one box in categories A and B. Check C if property is also a mobile home. C) Property Type Check one box in categories A and B. Check C if property is also a mobile home. C) Property Type Check one box in categories A and B. Check C if property is also a mobile home. C) Property Type Check one box in categories A and B. Check C if property is also a mobile home. C) Property Type Check one box in categories A and B. Check C if property Type Check on the p	1 County Name Webster - 91 5 Grantor's Name (Seller) Merle N Parr and Donna F Parr Street or Other Mailing Address 13470 W Oregon Trail Rd City Roseland Phone Number (402) 756-6464 Email Address Email Address County Number (Please Print) County Number (Please Print) State (Seller) State (Seller) NE (S	
sentative Attorney Attorney Attorney Title Attorney Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	22 \$ 0,00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \[\textstyre \textsty	tion Foreclosure Irrevocable Trust Revocable Trust Transfer on Death ant Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Spouse Grandparents and Grandchild Spouse Step-parent and Step-child	(C if property is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Exempt Land Contract/Memo Personal Rep. Sheriff Trust/Trustee Mineral Other Awarranty Mineral	2 County Number 3 Date of Sale/Transfer 4 Date of Deed

(10) West of the 6th P.M., Webster County, Nebraska; The Southeast Quarter (SE1/4) of Section Twenty-two (22), Township One (1) North, Range Ten

(1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and The West Half of the Southwest Quarter (W1/2S1/4) of Section Twenty-three (23), Township One

feet to the Point of Beginning containing 0.75 acres, more or less, including 0.16 acres, more or distance of 225.66 feet; thence N89°04'07"E, perpendicular to said East line, a distance of 195.00 S89°04'07"W, perpendicular to said East line, a distance of 115.00 feet; thence N21°41'45"W, a of Beginning; thence continuing S00°55'53"E, on said East line, a distance of 211.00 feet; thence to place of beginning, containing six (6.00) acres more or less; and EXCEPT a tract described as said East line; thence Northerly eight hundred ninety-eight and fourteen hundredths (898.14) feet feet; thence deflecting ninety degrees (90°) left and running two hundred ninety-one (291) feet to Southerly parallel to said East line eight hundred ninety-eight and fourteen hundredths (898.14) one thousand four hundred nine (1,409) feet South of the Northeast corner thereof; thence less, of county road Right-of-Way. (assumed bearing) on the East line of said Section Eight (8), a distance of 669.00 feet to the Point follows: Commencing at the Northeast corner of said Section Eight (8); thence S00°55'53"E Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, Beginning at a point on the East line of the Northeast Quarter (NE1/4) of Section Eight (8), Westerly perpendicular to said East line a distance of two hundred ninety-one (291) feet; thence West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: The Northeast Quarter (NE½) of Section Eight (8), Township Four (4) North, Range Twelve (12)

State of Nebraska Ss. County of Webster

Intered on the numerical index and filed for record in the Clerk's office of said county this 31 day of 124 A.B., 2034 at 11:33 o'clock S.M. Recorded in Book 2034 on Page 1566-1567 on Page 1566-1567

Outbook Having County Clerk

Comp

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX

WARRANTY DEED

of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged Family Trust dated August 15 conveys to Merle N. Parr and Donna F. Parr, Co-Trustees of The Merle and Donna Parr (as defined in Neb. Rev. Stat. 76-201): Merle N. Parr and Donna F. Parr, husband and wife, GRANTOR, in consideration , 2024, GRANTEES, the following described real estate

(1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; The Southeast Quarter (SE1/4) of Section Twenty-two (22), Township One

(23), Township One (1) North, Range Ten (10) West of the 6th P.M., The West Half of the Southwest Quarter (W½S½) of Section Twenty-three Webster County, Nebraska; and

thence S89°04'07"W, perpendicular to said East line, a distance of 115.00 Beginning containing 0.75 acres, more or less, including 0.16 acres, more or perpendicular to said East line, a distance of 195.00 feet to the Point of Section Eight (8), a distance of 669.00 feet to the Point of Beginning; thence continuing S00°55′53″E, on said East line, a distance of 211.00 feet; described as follows: Commencing at the Northeast corner of said Section parallel to said East line eight hundred ninety-eight and fourteen hundredths less, of county road Right-of-Way. feet; thence N21°41'45"W, a distance of 225.66 feet; thence N89°04'07"E, Eight (8); thence S00°55'53"E (assumed bearing) on the East line of said beginning, containing six (6.00) acres more or less; and EXCEPT a tract hundred ninety-eight and fourteen hundredths (898.14) feet to place of hundred ninety-one (291) feet to said East line; thence Northerly eight (898.14) feet; thence deflecting ninety degrees (90°) left and running two East line a distance of two hundred ninety-one (291) feet; thence Southerly South of the Northeast corner thereof; thence Westerly perpendicular to said Webster County, Nebraska, one thousand four hundred nine (1,409) feet Township Four (4) North, Range Twelve (12) West of the 6th P.M., the East line of the Northeast Quarter (NE1/4) of Section Eight (8), Nebraska, EXCEPT a tract described as follows: Beginning at a point on North, Range Twelve (12) West of the 6th P.M., Webster County, The Northeast Quarter (NE¹/₄) of Section Eight (8), Township Four (4)

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

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

Merle N. Parr

Nonna 3 f Donna F. Parr

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 15, 2024, by Merle N. Parr and Donna F. Parr, husband and wife.

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

		·	11E 0EE		
	:	Recreation			
25,000	1.000	Home Sites	2,640	0.960	4D
13,840	1.000	Farm Sites			4D1
	2.020	Roads			3D
844,715	510.680	AG LAND TOTAL	550	0.200	3D1
		Other	27,665	10.060	2D
33,735	67.470	Waste	218,050	79.290	2D1
	14.570	Accretion	203,480	73.990	מו
		Shelterbelt/Timber	115,915	42.150	DRYLAND 1D1
9,345	18.690	4G			4A
915	1.830	4G1			4A1
		3G	-		3A
495	0.340	3G1			3A1
39,550	50.530	2G			2A
2,235	1.540	2G1			2A1
23,280	41.410	1G			1A
166,860	107.650	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	1,038,805	155,250	883,555
tion Code	Date of Sale Property Classification Code	Date of Sale	Total	Імргочешент	Land
1 000 0000	2 0 00000	4487 1 9 12	alue	Date of Sale Assessed Value	Da
Area Blk Parcel	Sect Ort Subdiv	GeoCde Iwn Rng Se	4 05	146	001006100
18.7	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 65-0011 Aff	8/14/2024	1570	91 2024
	School District Code	8	Sale Date)k Page	Cnty No. Book

_	 	 		 	 THE PROPERTY OF THE PARTY OF TH	-		
		001006100 001006200	Comments from Comments:			QCD; TRANSFER BETWEEN PARENT & CHILD, PUT IN LIFE ESTATE	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			nents:			E ESTATE		Total Recapture Value:

NEBRASKA

Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

Ahl

FORM

Mo. D Day 🗪 28 Date Deed Recorded sign 20 Legal Description (Attach additional pages, if needed.) 21 If agricultural, list total number of acres transferred in this transaction 514.7 +/-18a No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? Guide Rock here 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.) 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Street or Other Mailing Address 2425 Rd F Email Address (402) 257-4705 1 County Name Grantor's Name (Seller) Rick J Hunter and Patricia A Hunter See Attached 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? ☐ Buyer ☐ Seller ☑ No Guide Rock, NE 68942 2425 Rd F 967,490.00 ✓ Yes ✓ Yes (A) Status Bill of Sale Yes <u>lor</u> Improved Cemetery Unimproved 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) Signature of Grantee or Authorized Representative Print or Type Name of No Webster - 91 No. al yr 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 Multi-Family Single Family Aunt or Uncle to Niece or Nephew Commercial ■ Brothers and Sisters 18b ☐ Vacant land 29 10 Type of Transfer Court Decree S County Number Auction -Authorized Representativ Exempt# Stamp or Exempt Number Register of Deed's Use Only Industrial Recreational Agricultural Distribution Exchange Easement Executor Easement □ No Distribution Parents and Child Zip Code 68942 Grandparents and Grandchild Family Corp., Partnership, or LLC Grantor Trust Gift Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Title 30 Attorney Guide Rock 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Grantee's Name (Buyer)
Rodney Hunter, Bradley Hunter, and Curtis Hunter
Street or Other Mailing Address
2425 Rd F 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Same as Grantor 19 Name and Address of Person to Whom the Tax Statement Should be Sent **Email Address** Phone Number (402) 257-4705 Mineral Interests-Producing Mineral Interests-Nonproducing Reco 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.) BKaba4, Kg Partition ✓ Life Estate Irrevocable Trust 12 Was real estate purchased for same use? Day 14 ✓ Yes N_o Quit Claim Personal Rep. Partition Spouse Self Step-parent and Step-child Ι <u>∹</u> Revocable Trust Satisfaction of Contract Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? No 2024 n Warranty ___Trust/Trustee Sheriff State Assessed
Exempt 4 Date of Deed Mo. 08 0 ☐ Yes Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 22 S Other Other (Explain) Trustee to Beneficiary Transfer on Death Day (If No, state the intended use.) Other 14 For Dept. Use Only Phone Number 8/14/2024 (402) 746-3613 ☐ Mobile Home <u></u> Zip Code 68942 Yes Yes 2024 0 0,00 0,00 0,00 N₀

The West Half (W½), and Lot Two (2) in the Southeast Quarter (SE¼), of Section Twelve (12), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

Government Lots One (1), Two (2) and Three (3) in the North Half (N½) of Section Thirteen (13), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of 0, 20, 20, 34, at 11.30 o'clock 0, Recorded in Book 2034 on Page 15.10 On Page 17 10 County Clerk

Comp

Assessor

Carded Carded

NEBRASKA DOCUMENTARY
STAMP TAX
te 8-21-24

QUITCLAIM DEED

person, Bradley S. Hunter, a single person, and Curtis L. Hunter, a single person, GRANTEES, receipt of which is hereby acknowledged, quitclaims and conveys to Rodney A. Hunter, a single more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and LOVE and AFFECTION the following described real estate (as defined in Neb. Rev. Stat. 76-201): Rick J. Hunter and Patricia A. Hunter, husband and wife, GRANTOR, whether one or

The West Half (W½), and Lot Two (2) in the Southeast Quarter (SE¼), of Section Twelve (12), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

P.M., Webster County, Nebraska. Government Lots One (1), Two (2) and Three (3) in the North Half (N½) of Section Thirteen (13), Township One (1) North, Range Nine (9) West of the 6th

IN SAID REAL ESTATE. RICK J. HUNTER HEREBY RESERVES TO HIMSELF A LIFE ESTATE

Rick J. Hunter

Patricia A. Hunter

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Hunter and Patricia A. Hunter, husband and wife. The foregoing instrument was acknowledged before me on August $\frac{1}{2}$, 2024, by Rick I.

Comm. expires

Notary Pubfic

Residential & Commercial Sales Worksheet

(Continue on back)								
							000	000160000
		Comments:	Сош				from	Comments from
				SISTERS	ERS &	EEN BROTE	SALE BETWEEN BROTHERS &	JTWD;
					ljustment:	Reason for A	Assessor Comments and Reason for Adjustment:	Assessor C
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-):	ice (+ or	nt to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor
(60) □ Excellent						86° 1800 -	(305) □ Two Story Duplex	(305) □ Tv
(50) 🗆 Very Good				Excellent	(60)		(304) ☐ One Story Duplex	(304) 🗆 Or
(40)	□ High	(40)		Very Good	(50)		2 1/2 Story	(309) 🗆 21
verage (30) □ Average	☐ Above Average	(30)		Good	(40)		Split Level	(308) 🗆 Sp
(20) □ Badly Worn	□ Average	(20) 🗆		Average	(30)		1 1/2 Story	(307) 🗆 11
(10) □ Wom Out	□ Low	(10)		Fair	(20) 🕦		Two Story	(302) □ T _V
Condition:	Cost Rank:	Cost I		Low	(10)		One Story	(301) 🗆 Oı
me	☐ Pole Frame	6)		Residential Quality: 20	Residential		Townhouse or Duplex Style:	Townhouse
Metal Frame and Walls	□ Metal Fra	(5)				nite de	Other	(106) 🗆 Ot
Wood or Steel Framed Ext. Walls	□ Wood or	(4)		Excellent	(60)		Bi-Level	(111) 🗆 Bi
Masonry Bearing Walls	□ Masonry	(3)		Very Good	(50)		1 1/2 Story	(104) 🗆 1
Reinforced Concrete Frame	☐ Reinforce	(2)		Good	(40)		Split Level	(103) 🗆 S _F
Fireproof Structural Steel Frame	☐ Fireproof	(1)		Average	涃		Two Story	
Commercial Construction Class:	ercial Const	Comin		Badly Worn	(20)		One Story	(101) 🖼 Oı
	у.	Primary:		Worn Out	(10)		Mobile Home	(100) 🗆 M
Commercial Occupancy Code:	sercial Occúj	322-112		Residential Condition: 30	Residential	20,000	293823	Single Family Style:
		Cost :	280	152,	Cost:		Build	
	q. Ft. :	Floor Sq. Ft. :	400	1,	Floor Sq. Ft. :			
	Construction Date:	Constr	73	Date: 1973	Construction Date:		Сопя	
	Multiple. Improvements. :	Multipl		rovements.:	Multiple. Improvements.	Multiple Improvements:	Multiple Ir	
Commercial				Residential				
1 D) 1 E) 6 F) 2	C)	B) 01	A) 1 1		(RC)	CLOUD	ocation: RED	Assessor Location:
ing Location City Size Parcel Size	Type Zoning	Property Type	Status	75,965		73,780	2,185	N)
Date of Sale Property Classification Code	Sale Prop	Date of		Total		Improvements		Land
0 10080 001 0000	00		4371		Value :	Date of Sale Assessed Value	Date of	
Ort Subdiv Area Blk Parcel	Sect	vn Rng	GeoCde Twn	0.5	4	141	000	000160000
Parcel Number	Parc			Useability & Code#	Useabili	Sale Number		Location ID
Unified	Affiliated:	91-0002	Base: 91-	8/19/2024	8/1	1557	2024	91
School District Code	School			Sale Date		Page	Book	Cnty No.

NEBRASKA

Good Life. Great Service.

FORM **521**

正

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.

and that I am duly authorized to sign this statement. ITECHARA FOR SIGN Print or Type Name of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Only 28 Date Deed Recorded Mo. 8 Day 19 Yr. 29 Value of Stamp or Exempt Number Mo. 8 Day 19 Yr. 29 Value of Stamp or Exempt Number Mo. 8 Day 19 Yr. 29 Value of Stamp or Exempt Number Mo. 8 Day 19 Yr. 29 Value of Stamp or Exempt Number Mo. 8 Day 19 Yr. 29 Value of Stamp or Exempt Number Mo. 8 Day 19 Yr. 29 Value of Stamp or Exempt Number Grantee — Retain a copy of this	The South Ten (10) feet of Lot Four (4), All of Lots Five (5), Six (6) and Seven (7), and the North Fifteen (15) feet One (1), Highland and Welch's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction		Bill of Sale	cation Number. Check one box in categories A and B. Check	Webs me, Addree (Seller) If Mailing Add nut Street
and that I am duly authorized to sign this statement. ITECHARA FORMENIS Print or Type Name of Grantee or Authorized Representative From Number 8/12/2024 Signature of Grantee or Authorized Representative Register of Deed's Use Only Recorded 129 Value of Stamp or Exempt Number Day 14 Yr. 24 \$ 157.50 Sent of Revenue Grantee—Retain a copy of this document for your records.	(5), Six (6) and Seven (7), and the North Fifteen (15) feet of Lot Eight (8), Block, Webster County, Nebraska 22 \$ 70,000,00	No \$ 2 N	oution	State Assessed Mobile	2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 8 Day 19 Yr. 2024 Mo. 20 No. 20 N

Richard E. Owens and Patricia R. Owens 3365 Adams Avenue
Canon City, CO 81212

Teresa L. Leichleiter 107 S Adams Avenue Harvard, NE 68944

Lori L. Schoenholz 439 S Maloney Drive North Platte, NE 69101

State of Nebraska Ss. County of Webster

clerk's office of said county this 19 day of Day A.D., 20 A.J. at 10:58 o'clock A.M. Recorded in Book 20 A.D. and Rage 1557 County Clerk

10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-19-24
\$ 151. 50 By 16

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

JOINT TENANCY WARRANTY DEED

Stat. 76-201): tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. husband and wife, Teresa L. Leichleiter and Lori L. Schoenholz, conveys to Grantees, as joint valuable consideration received from Grantees, Richard E. Owens and Patricia R. Owens, Carol Beitler, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other

The South Ten (10) feet of Lot Four (4), All of Lots Five (5), Six (6) and Seven (7), and the North Fifteen (15) feet of Lot Eight (8), Block One (1), Highland and Welch's 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 August 14,2024.

Carol Beitler

STATE OF NEBRASKA

COUNTY OF WEBSTER

ss.

The foregoing instrument was acknowledged before me on August Carol Beitler, a single person.

/ // , 2024 by

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

Notary Public

My commission expires:

Residential & Commercial Sales Worksheet

(Continue on back)		
		000501700
Comments:		Comments from
		WD
	iustment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -);	Assessor's Adjustment to Sale Price (+ or -):
(60) ☐ Excellent		(305) □ Two Story Duplex
(50) □ Very Good	(60) Excellent	(304) One Story Duplex
(40)	(50) Uery Good	(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	(308) Split Level
(20) □ Average (20) □ Badly Worn	(30) 🗷 Average	(307) 🗆 11/2 Story
(10) □ Low (10) □ Worn Out	(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	(301) □ One Story
(6) □ Pole Frame	Residential Quality: 30	Cownhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls	(60) □ Excellent	(111) Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	(104) □ 11/2 Story
(2) Reinforced Concrete Frame	(40) □ Good	(103) □ Split Level
Ŧ	(30) □ Average	(102) □ Two Story
Commercial Construction Class:	(20) 🗷 Badly Worn	(101) 🗷 One Story
Primary: Other1: Other2:	(10) 🗷 Worn Out	
Commercial Occupancy Code:	Residential Condition: 15	-
	Cost: 95,015	Building Cost New:
Floor Sq. Ft.:	Floor Sq. Ft.: 900	
Construction Date:	Construction Date : 1875	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
A) 1 B) 01 C) 1 D) 1 E) 7 F) 1		Assessor Location: BLADEN (BLA)
Status Property Type Zoning Location City Size Parcel Size	18,025	1,010 17,015
Date of Sale Property Classification Code	Total	Land Improvements
4131 00 0 30005 002 0000		Date of Sale Assessed Value
GeoCde Twn Rng Sect Ort Subdiv Area Blk Parcel	1	000501700 140
Parcel Number	Useability & Code#	Location ID Sale Number
Base: 01-0123 Affiliated: Unified:	8/16/2024 E	91 2024 1555
School District Code	Sale Date	Cnty No. Book Page

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 iten

FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded Mo. 8 Day 16 Yr. 24 \$ Value of Stamp or Exempt Number 30 Nebraska Department of Revenue	ent and t	21 If agricultural, list total number of acres transferred in this transaction	18a Address of Property 405 N McKelvey Street Bladen, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lot *Five(5)*, Block Two (2)*, Original Town of Bladen,	14 What is the current market value of the real property? 21,500.00 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 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 byer or seller? Buyer Seller No Court Decree Exchange Grantor Trus 11 Was ownership transferred in full? (If No, explain the division.)	8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B) Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	C Street	tor's Name (Seller) Chael Lovejoy and Nadine Lovejoy et or Other Mailing Address 220	The deed will not be recorded unless this statement is signed and items 1 1 County Name County Number County Number 3 Date of Sale/Transfer
30 Recording Data SSS	to the best of my knowledge and belief, true, complete, and $\dot{\psi}$	If agricultural, list total number of acres transferred in this transaction Total purchase price, including any liabilities assumed	Grantee Grantee In, Webster County, Nebraska	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Vo \$% 17 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	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	Land Contract/Memo	C if property is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Exempt (C) (B) Property Type (C) Exempt	Blade 1 NE 68928 Phone Number Is the grantee a 501(c)(3) organization? Yes No left No	s Name (Buyer) a Dornhoff r Other Mailing Address u McKelvey 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 4 Date of Deed Mo. 8 Day 1/4 Yr. 2024 Mo. 8 Day 1/4 Yr. 2024 Sale of Deed Mo. 8 Day 1/4 Yr. 2024 Mo. 8 Day 1/4 Yr. 2024 Mo. 8 Day 1/4 Yr. 2024

State of Nebraska ss. County of Webster

On Page 1 Tania. on Page 1555-1556 in Book 2024 Clerk's office of said county this of A.D., 2024 at o'clock P.M. Reforded in Book Ente**red on the** numerical index and filed for record in the _Comp_ Assessor County Clerk _Carded_ _beputy L day

NEBRASKA DOCUMENTARY
STAMP TAX
Q - 1/- - 24L 4.50 By

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

WARRANTY DEED

convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): DOLLAR (\$1.00) and other valuable consideration received from Grantee, Marcia Dornhoff, Michael Lovejoy and Nadine Lovejoy, each a single person, Grantors, in consideration of ONE

Lot Five (5), Block Two (2), Original Town of Bladen, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee 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;
- warrant and will defend title to the real estate against the lawful claims of all persons.

Executed trugust 16 , 2024.

Michael Lovejoy

Nadme Lovejoy

STATE OF NEBRASKA

COUNTY OF ADAMS

SS

Michael Lovejoy, a single person. The foregoing instrument was acknowledged before me on

Hugest 16

, 2024 by

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

Notary Public

STATE OF NEBRASKA) ss.

COUNTY OF WEBSTER

August 16,2024 by

The foregoing instrument was acknowledged before me on Nadine Lovejoy, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)			
		00	000604600
Comments:		гош	Comments from
	STINGS	WD; TRANSFER BETWEEN SIBLINGS	WD; TRA
	ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Con
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
(60) □ Excellent		Two Story Duplex	(305) □ Two
(50) □ Very Good	(60) Excellent	One Story Duplex	(304) □ One :
(40)	(50) □ Very Good	2 1/2 Story	(309) 🗆 21/2
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	Split Level	(308) □ Split
(20) ☐ Average (20) ☐ Badly Wom	(30) 🖼 Average	1 1/2 Story	(307) 🗆 11/2
(10) □ Low (10) □ Wom Out	(20) □ Fair	Two Story	(302) □ Two
Cost Rank: Condition:	(10) 🗆 Low	One Story	(301) □ One:
0 (6) □ Pole Frame	Residential Quality: 30		Cownhouse or Duplex Style:
(5) Metal Frame and Walls		EL STATE	(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls	(60) Excellent	.evel	(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	1 1/2 Story	(104) 🖼 11/2
(2) Reinforced Concrete Frame	(40) Good	Split Level	(103) 🗆 Split
(1) ☐ Fireproof Structural Steel Frame	(30) □ Average	Two Story	(102) □ Two
Commercial Construction Class:	(20) □ Badly Worn	One Story	(101) □ One
Primary: Other1: Other2:	(10) 🗷 Wom Out	Mobile Home	(100) 🗆 Mobi
10 Commercial Occupancy Code:	Residential Condition: 10		Single Family Style: 104
	Cost: 111,895		
1,104 Floor Sq. Ft. :			
1910 Construction Date :			
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	
ial Commercial	Residential		
A) 1 B) 01 C) 1 D) 1 E) 7 F) 1	(GR)	GUIDE ROCK	Assessor Location:
O Status Property Type Zoning Location City Size Parcel Size	3,460	1,180 2,280	1,
Date of Sale Property Classification Code	Total	Improvements	Land
4487 00 0 40005 012 0000	Value	Date of Sale Assessed Value	, and a
GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	4 05	00 139	000604600
# Parcel Number	Useability & Code#	ID Sale Number	Location ID
Base: 65-0011 Affiliated: Unified:	8/14/2024	2024 1533	91
School District Code	Sale Date	Book Page	Cnty No.



NEBRASKA

Good Life. Great Service DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? Guide Rock sign 18a No address assigned 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 21 If agricultural, list total number of acres transferred in this transaction 11 Was ownership transferred in full? (If No, explain the division.) here 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 22 Total purchase price, including any liabilities assumed...... 8 Type of Deed Phone Number (402) 257-7141 Street or Other Mailing Address N/A 5 Grantor's Name, Address, and Telephone (Please Print) 1 County Name Grantor's Name (Seller)
Winslow, Cody, Charity R.B., Chad and Shanna 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Mo. Date D Lots Six (6) and Seven (7), Block Twelve (12), Original Town of Guide Rock, Webster County, Nebraska, EXCEPT the North Twenty-five feet (N25') of Lot Six (6). Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 144 Webster Street, 3,780.00 ₹ Yes (A) Status Buyer Cemetery Bill of Sale Unimproved Improved Deed Recorded Print of 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. Day Signature of Grantee or Authorized Representative S No Webster - 91 No. Seller Type Name of Grantee or Authorized Representative Death Certificate - Transfer on Death Corrective Conservator _ Yr. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Brothers and Sisters Commercial Multi-Family Single Family S No 5 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 Guide Rock, 10 Type of Transfer 2 County Number 8 Auction Court Decree of Stamp or 00 Recreational Register of Deed's Use Only Agricultural Industrial K Distribution Exchange Easement Executor No No 68970 Distribution Easement Parents and Child Grandparents and Grandchild Zip Code 68952 ₹ Gift Grantor Trust Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Title Grantee NE NE Grantee 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Phone Number (402) 257-7141 City Guide Rock Grantee's Name (Buyer)
Winslow, Cody and Charity R.B 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Street or Other Mailing Address 1975 Road H Mineral Interests-Producing Mineral Interests-Nonproducing nail Address 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.) ecording Data Yes Partition Irrevocable Trust Life Estate rition Satisfaction of Contract Other (Explain)

12 Was real estate purchased for same use? (If No, state the intended use.) ₹ Yes ۲ No Quit Claim Partition Personal Rep. Step-parent and Step-child To Spouse _ Yr. 2024 S Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust Sale No No 1533 ☐ Trust/Trustee Sheriff 4 Date of Deed
Mo. 8 Yes ___ Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. State Assessed 22 24 co 60 CD Other Trustee to Beneficiary Day Transfer on Death Other 4 Phone Number For Dept. Use Only 8/14/2024 (402) 257-7141 <u></u> Zip Code 68952 2024 Yes 0 0.00 0,00 % NO O

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of 14.0., 20. 34, at 11.34 o'clock 20. M. Recorded in Book 20.34 on Page 1533 State of Nebraska ss. County of Webster Chippey thing Comp___Assessor. County Clerk
Deputy _Carded_

NEBRASKA DOCUMENTARY STAMP TAX

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

WARRANTY DEED

Cody Winslow and Charity R.B. Winslow, a married couple, and Chad Winslow and Shanna M. Winslow, a married couple, Grantor, in consideration of love and affection and other valuable consideration received from Grantee, Cody Winslow and Charity R. B. Winslow, a married couple, conveys to Grantee, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Twelve (12), Original Town of Guide Rock, Webster County, Nebraska., EXCEPT the North Twenty-five feet (N25') of Lot Six (6).

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

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

Executed August_ 5 ر 2024.

Chad Winslow Madri Shanna M. Winslow Charity R. B. Winslow

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

The foregoing instrument was acknowledged before me on August <u>\sumsymbol</u> <u>Sody Winslow and Charity R. B. Winslow, a married couple. _____</u> 2024 by

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

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August $\frac{1}{S}$ Chad Winslow and Shanna M. Winslow, a married couple. ر 2024 by

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

Agricultural Land Sales Worksheet

13,840	2.000	Ĭ.	Non-AG TOTAL	Nor	14,380			Jęs	Outbuildings
		Other	96						Dwellings
		ion	Recreation						
		ites	Home Sites					4D	
13,840	1.000	ites	Farm Sites					4D1	4
	1.000	ads	Roads					3D	
27,500	10.000	1L	LAND TOTAL	AG L				3D1	3
		Other	g.					2D	
		ıste	Waste					2D1	2
		ion	Accretion		27,500		10.000	1D	
		ber	Shelterbelt/Timber	S				IDI	DRYLAND 1
		ਨ						4A	
		4G1	4					4A1	4
		3G						3A	
		3GI	ω.					3A1	3
		2G						2A	
		2G1	2					2A1	2
		IG						1A	
		1G1	GRASSLAND 1	GR				1A1	0
VALUE:	ACRES:	A	LCG		LUE:	VALUE:	ACRES:		LCG
E) 0 F) 7	5 D) 3	C) 5	в) 05	A) 1			Irrigation Type:	Irriga	
City Size Parcel Size	Location	ype Zoning	Property Type	Status	55,720		14,380	0	41,340
tion Code	Date of Sale Property Classification Code	Sale Propo	. Date of		Total	\mathbf{T}	Improvements -	Im	Land
1 000 6254	2 00000	32 2	3 9	4241		/alue	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Qrt Subdiv	Sect	Twn Rng	GeoCde	0.5	4	138		001214400
	Parcel Number	Parc			& Code#	Useability & Code #	Sale Number	Sal	Location ID
Unified:		Affiliated:	65-0011	Base: 6	8/15/2024	8/15	1532	2024	91 2
	School District Code	School			Sale Date	Salı	Page	Book	Cnty No.

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN SIBLINGS	
Comments from Com	Comments:
001214400	
	(Continue on back)

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 iten

FORM **521**

The deed will not be recorded unless this statement is signed and items 1-27 are accurately comple	nent and identify the applicable item number. is signed and items 1-27 are accurately completed.	
1 County Name Webster - 91 2 County Number ▼	3 Date of Sale/Transft Mo. 8 Day 5 Yr. 24 Mo. 8 Day	13 yr. 24
d Telephone (Please Print)	ress, and Telephone (Please Prir	
M. Cody and Charity R.B.	Grantee's Name (Buyer) Winslow, Chad W. and Shanna M.	
	Mailing ,	
City State Zip Code Guide Rock NE 68942	City State Stude NE	Zip Coo 68942
)12	Phone Number Is the grantee a 501(c)(3) organization? (402) 257-7012 If Yes, is the grantee a 509(a) foundation?	
7 Property Classification Number. Check one box in categories A and B. Check C if p (A) Status	C if property is also a mobile home. (B) Property Type	(C)
d Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
proved Multi-Family	Mineral Interests-Producing	
Hood Commercial Recreational	Doublist of Charles	
- s	Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor	Quit Claim Warranty	
kind exchange (i.R.C. § 1031 Exchange hy hiver or seller? Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary
lo Court Decree Exchange	Partition Satisfaction of Contract 12 Was real actate numbered for same used	Other (Explain)
Yes No		
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	If Family Corp., Partnership, or LLC Self Other	er
✓ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Ex-spouse ☐ Parents and Child	nd Grandchild Spouse Step-parent and Step-child	
14 What is the current market value of the real property? 51,425.00	15 Was the mortgage assumed? (If Yes, state the amount and i	and interest rate.) %
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property 2041 Road P, Guide Rock, Nebraska 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
21 If agricultural, list total number of acres transferred in this transaction 12.00		
nase peal pro	22	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nstructions) 24 \$ ber 24 \$ 24 \$	O,00
27 If yes, is the required affidavit attached to this filing? Yes No		
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, a	and correct,
		Phone Number
Signature of Grantee or Authorized Representative	Grantee	8/13/2024
	У	For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Value of Stamp or Exempt Number	30 Recording Data RESULT P 1533	

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

The North four hundred and ten (410) feet of the East half of the Northwest Quarter (E1/2NW1/4) of Section 32, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, subject to any existing county road right-of-way along north side.

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 100 A.D., 20 24 at 11.30 o'ctock 15 M. Recorded in Book 2024 on Page 1533 Chhey thing County Clerk

NEBBASKA DOCUMENTARY

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

Comp

Assessor_

WARRANTY DEED

Winslow, a married couple, Grantor, in consideration of love and affection and other valuable consideration received from Grantee, Chad W. Winslow and Shanna M. Winslow, a married couple, conveys to Grantee, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Chad Winslow and Shanna M. Winslow, a married couple, and Cody Winslow and Charity R. B.

The North four hundred and ten (410) feet of the East half of the Northwest Quarter (E1/2NW1/4) of Section 32, Township 3 North, Range 9 West of the 6th P.M., Webster County, Nebraska, subject to any existing county road right-of-way along north side.

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

- is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same;
- 300E warrants and will defend title to the real estate against the lawful claims of all

Executed August

CHATTO ATTACAMENT AND A GRANT TO THAT TO	Cody Winslow	Golf allinge	Chad Winslow	abelahnilon	
	Charity R.B. Winslow	Mandar R. B. Dingon	Shanna M. Winslow	Some W. NIKROW	

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

Chad Winslow and Shanna M. Winslow, a marsied couple. The foregoing instrument was acknowledged before me on August ر 2024 by

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Winslow and Charity R.B. Winslow, a married couple. The foregoing instrument was acknowledged before on August _ W ੁ 2024 by Cody

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

Agricultural Land Sales Worksheet

									7 P. A. S. A	
		2.000		AT.	Non-AG TOTAL	Non-^			Outbuildings	ıqtınO
				Other	0				Dwellings	D _₹
				tion	Recreation					
				Sites	Home Sites		16,995	6.180	\$	
				Sites	Farm Sites		6,600	2.400	4D1	
		2.000		Roads	R.				3D	
803,845		7.880	157.	AL	TOT OF	AG LAND TOTAL			3D1	
				Other			20,625	7.500	2D	
				Waste	W				2.001	
				tion	Accretion		5,225	1.900	ΙD	
				nber	Shelterbelt/Timber	Shel			ID1	DRYLAND
				ਨੂੰ	-		315,285	59.600	4A	
	:			4G1			13,225	2.500	4A1	
				3G					3A	
	6	i		3G1					3A1	
				2G			262,280	47.300	2A	
				2G1					2A1	
4,495		2.900		1G			146,430	25.400	1A	
	:			1G1	GRASSLAND	GRAS	12,685	2.200) IAI	IRRIGATED
VALUE:		ES:	ACRES:		CG	LCG	VALUE:	ACRES:		ээл
0 F) 9	E)	D) 3	C) 5		в) 05	A) 2		Irrigation Type:	Irrigat	
City Size Parcel Size	10 13/04 10 25/0	Location	Zoning	5.44	Property Type	Status	803,845		845	803,845
ode	ation C	Date of Sale Property Classification Code	roperty	f Sale I	Date o		Total	Improvements	Imj	Land
0000 0000	1	00000	ω	33	3 12	4247	alue	Date of Sale Assessed Value	Date of S	
Blk Parcel	Airea	Subdiv	Qrt	Sect	Twn Rng	GeoCde T	4 05	137		002404500
		umber	Parcel Number				Useability & Code#	Sale Number		Location ID
ied:	Unified:		ated:	Affiliated:	01-0123	Base: 01.	8/8/2024	1530	2024	91
		School District Code	100l Dis	Scl			Sale Date	Page	Book	Cnty No.

(Continue on back)	
	002404500
Comments:	Comments from Con
	WD; TRANSFER TO FAMILY TRUST
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA Real Estate Tra	ransfer Statement 137 FORM
1 County Name 1 County Name 2 County Number 3 County Number	ter
5 Grantor's Name, Address, and Telephone (Please Print)	d Telephone (Please Print)
Grantor's Name (Seller) Kenneth W and Andrea L Erickson	Grantee's Name (Buyer) Kenneth W and Andrea L Erickson, Co-Trustees
City State Zip Code AZ 85295	State Zip Coo AZ 85295
Phone Number (602) 826-5562	Phone Number Is the grantee a 501(c)(3) organization? Yes V No. (602) 826-5562 If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	
assification Number. Check one box in categories A and B. Check C	
Oracle Familie	Ctato Assessed
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Hom Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor Mi	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate ☐ Sale ☐ Partition ☐ Satisfaction of Contract ☐
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No, state the intended use
, are the trustor and ce or Nephew	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Family Trust
Ex-spouse Parents and Child	Parents and Child Step-parent and Step-child
14 What is the current market value of the real property? 803,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%
	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantees)
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section 33, Township 3 North, Range	rth, Range 12, West of the 6th P.M., Webster County, Nebraska
21 If agricultural, list total number of acres transferred in this transaction 160+-	
22 Total purchase price, including any liabilities assumed	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	inly or other geographic area with an active air
w, I declare that I have examined this statement norized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613
here Signature of Grantee or Authorized Representative	Attorney 8/15/2024 Title Date
Register of Deed's Use Only 29 Value of Stamp or Exempt Number 3	1ly For Dept. Use Only 30 Recording Data
Mo. S Day 15 Yr. 24	BK 2024, Pg 1530 Authorized by Neb. Rev. Stat. 85 76-214 77-13
a tribert of treverine	Allinorized by Iden Hey Stat. 06 /b-214. //-13

State of Nebraska \{ SS.

on Page ... Entered on the numerical index and filed for record in the o clock_ Clerk's office of said county this 15 M. Recorded in Book 2021 A.D., 20 24, at 10:14

Comp Assessor हें उस County Clerk LO Deputy

NEBRASKA DOCUMENTARY STAMP TAX

WARRANTY DEED

W. Erickson and Andrea L. Erickson, Co-Trustees of the The Kenneth W. and Andrea Erickson Family Trust under agreement dated August 3, 2024, GRANTEE, the other valuable consideration receipt of which is hereby acknowledged, convey to Kenneth following described real estate (as defined in Neb. Rev. Stat. 76-201): Erickson Family Trust under agreement dated August_ whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Kenneth W. Erickson and Andrea L. Erickson, husband and wife, GRANTOR, , 2024, GRANTEE, the

West of the 6th P.M., Webster County, Nebraska. The Southwest Quarter (SW1/4) of Section 33, Township 3 North, Range 12.

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

Executed August 2024

Erickson

Andrea L. Erickson,

STATE OF ARIZONA, COUNTY OF MARICOPA

by Kenneth W. Erickson and Andrea L. Erickson, husband and wife The foregoing instrument was acknowledged before me on August

Commission No. 65573 Pinal County, Arizo Gloria Natalia Ramos Notary Public

> DUA navalla Votary Public

Residential & Commercial Sales Worksheet

Cnty No. Book	k Page	Sale Date		School	School District Code		
		9/22/2023	Base: 91-0002	02 Affiliated:	4.	Unified:	
Location ID	Sale Number	Useability & Code #		Par	Parcel Number		
000130700	136	Н.	GeoCde Twn	Rng Sect	Ort Subdiv	Area Blk	Parcel
Dai	Date of Sale Assessed Value	Value	4371	00	0 10020	017	0000
Land	Improvements	Total	D:	Date of Sale Property Classification	erty Classific	7	
1,365	62,900	64,265	Status Prop	Property Type Zoi	Zoning Location	City Size	Parcel Size
Assessor Location:	RED CLOUD (F	(RC)	A) 1 B)	01 C)	1 D) 1	B) 6	F) 1
		Residential			Commercia	cial 💮	
Multi	Multiple Improvements:	Multiple. Improvements. :	Λ	Multiple. Improvements. :	nts.:		
		Construction Date : 1977		Construction Date:			
	Floor:	Floor Sq. Ft.: 1,248		Floor Sq. Ft. :			
		Cost: 134,035		Cost:			
ingle Family Style: 101		Residential Condition: 30		Commercial Occupancy Code:	ipancy Code:		
(100) Mobile Home		(10) Wom Out		Primary:	Other1:	Other2:	
(101) 🗷 One Story		(20) 🗆 Badly Worn		Commercial Construction Class:	struction Class:		
		₩.			Fireproof Structural Steel Frame	l Frame	i
(103) Split Level		(40) Good		(2) Reinfor	Reinforced Concrete Frame	me	i i
					Wood or Steel Framed Ext.	xt, Walls	
					Metal Frame and Walls		
ownhouse or Duplex Style:	7	Residential Quality: 30		(6) □ Pole Frame	me		
301) □ One Story		(10)		Cost Rank:	0	Condition:	
(302) □ Two Story		(20) 🗆 Fair		(10) 🗆 Low		(10) □ Worn Out	Out
(307) □ 11/2 Story		(30) 🖼 Average		(20) Average		(20) 🗆 Badly Worn	Worn
308) 🗆 Split Level		(40) Good		(30) ☐ Above Average		(30) Average	že
309) 🗆 2 1/2 Story		(50) U Very Good	<u> </u>	(40) 🗆 High	((40) □ Good	
304) One Story Duplex	ıplex	(60) □ Excellent			((50) □ Very Good	dood
305) 🗆 Two Story Duplex	ıplex				((60) □ Excellent	ent
Assessor's Adjustment to Sale Price (+ or -):	ment to Sale P	rice (+ or -):					
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:					
PERSONAL REP JTWD	JTWD						
Comments from			Comments:	nts:			
000130700							
						(Conti	(Continue on back)

v. Stat. §§ 76-214, 77-1327(2)	o o	Department of Revenue
	Br 2024 Po 1529	Mo. 8 Day 15 Yr. 24
For Dept. Use Only	Only 128 Recording Data	Register of Deed's Use Only 76 Date Deed Recorded 27 Value of Stamp or Exempt Number 29
Date	Title	here Signature of Grantee or Authorized Representative
09/22/2023	Attorney	Sign
(402) 746-3613		correct, and that I am duly authorized to sign this statement. Kory McCracken
nplete, and	on number ient and that it is, to the best of my knowledge and belief, true, con	25 If this transfer is exempt from the documentary stamp tax, list the exemption number
85,000100	24	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	instructions)	☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
85,000,00	22	22 Total purchase price, including any liabilities assumed
		21 If agricultural, list total number of acres transferred in this transaction
		See attached
		18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
	Same as Grantee	
ould be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent	f Prop
(If Yes, include the name ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	16 Does this conveyance divide a current parcel of land? Yes ✓ No
and interest rate.)		\$64,265
	Step-parent and Step-child	Ex-spouse Parents and Child
	Grandchild Spouse	Brothers and Sisters
	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., 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.) Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self
ט, אמופ וויפוועפע עאפי)	Yes No No	Yes No No
Other (Explain)	Satisfaction of Contract Satisfaction of Contract] Exchange
Transfer on Death Trustee to Beneficiary	Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Trar Gift ☐ Life Estate ✓ Sale Trus	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031
Other	Land Contract/Memo	8 Type of Deed Conservator Distribution LI Bill of Sale Corrective Easement L Cemetery Death Certificate – Transfer on Death Executor I
		IOLL Commercial Recreational
Mobile Home	■ Mineral Interests-Nonproducing ■ State Assessed ■ Mineral Interests-Producing ■ Exempt	✓ Improved ✓ Single Family ✓ Industrial ✓ Unimproved ✓ Multi-Family ✓ Agricultural
(C)		(A) Status (B) Property Type
	Email Address	Email Address
dation? Yes No	(402) 419-4737 If Yes, is the grantee a 509(a) foundation?	(402) 980-7893
7b 00	Red Cloud	City State Zip Code Missouri Valley IA 51555
į	Street or Other Mailing Address PO Box 386	
	Grantee's Name (Buyer) Robert L. Fountaine and Jackie L. Fountaine	Grantor's Name (Seller) Brandon D. Small, PR of the Est of Theresa A. Small
	ease Prir	ss, a
22 Yr. 2023	Mo. 09 Day 22 Yr. 2023 Mo. 09 Day	WEBSTER - 91
	1-25 are accur	The d
521	 To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 	• To be filed with the Register of Deeds. • If additional space is needed, add an attac
FORM	Transfer Statement 136	

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), EXCEPT the South Seventy-one (71) feet thereof, Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska,

State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of Page A.D., 20 24 at 10:08 o'clock A.D., Recorded in Book 2024 on Page 1529 County Clerk 10.00 Page 1529 Lo Reputy

Comp___Assessor_

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-15-24
\$ 191-25 By 16

PERSONAL REPRESENTATIVE'S JOINT TENANCY WARRANTY DEED

201): Brandon D. Small, Personal Representative of the Estate of Theresa A. Small, Deceased, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEES, Robert L. Fountaine and Jackie L. Fountaine, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), EXCEPT the South Seventy-one (71) feet thereof, Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska,

subject to easements and restrictions of record.

authority to convey the same. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful

Executed September 22 2023.

ESTATE OF THERESA A. SMALL, DECEASED

By: Danda Do Dersonal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss

The foregoing instrument was acknowledged before me on September 22, 2023, by Brandon D. Small, Personal Representative of the Estate of Theresa A. Small, Deceased

Comm. expires_

GENERAL WOUNT - State of Nebratic KORY MOCRACKEN My Chanal Beh August 27, 200

Notary Public

Agricultural Land Sales Worksheet

11,430	5.880		Non-AG TOTAL	No			Outbuildings	Outou
		Ē	Other				Dwellings	Dw
)iii	Recreation			THE CONTROL OF THE PROPERTY OF	The state of the s	
		es	Home Sites		41,090	14.940	4D	
11,430	1.000	ës	Farm Sites				1 01	
	4.880	ds	Roads				3D	
531,825	274.980	T	AG LAND TOTAL	AGI	24,310	8.840	3D1	
		<u> </u>	Other		135,360	49.220	2D	
1,030	2.060	ite	Waste				2D1	
		On _	Accretion		54,645	19.870	ID.	
	:	<u>Ā</u>	Shelterbelt/Timber				1D1	DRYLAND
		4G	4				4A	
		71	4G1				4AI	
		3G	L us				3A	
		11	3G1				3AI	
		2G	2				2A	
53,505	36.900	31	2G1				2A1	
47,305	30.520	1G					1A	
174,580	112.630		GRASSLAND 1G1	Gł			1A1	IRRIGATED
VALUE:	ACRES:		LCG		VALUE:	ACRES:		LCG
E) 0 F) 9	5 D) 3	0)	в) 05	A) 2		Irrigation Type:	Irriga	
City Size Parcel Size	ing Location	pe Zoning	Property Type	Status	543,255		255	543,255
tion Code	Date of Sale Property Classification Code	Sale Prop	Date of !		Total	Improvements	[m]	Land
1 000 0000	0 00000	18	3 10	4243	alue	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Ort Subdiv 4	Sect	Twn Rng	GeoCde	4 05	135		001606800
	Parcel Number	Parc			Useability & Code#	Sale Number		Location ID
Unified:	•	Affiliated:	91-0074	Base:	8/14/2024	1516	2024	91
School District Code	District Code	School			Sale Date	Page	Book	Cnty No.

~~~~	 	 		 	 			
		001606800 001607000 001607100	Comments from Com			PERSONAL REP DEED; TRANSFER FROM COUSINS	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

#### Good Life. Great Service. NEBRASKA

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

521 FORM

28 Date Deed Recorded 20 Legal Description (Attach additional pages, if needed.) City Wesley nere 21 If agricultural, list total number of acres transferred in this transaction 200+-18a V No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? Phone Number 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.) 9 Street or Other Mailing Address
16 R Whitewillows 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Email Addréss Grantor's Name (Seller) Mandi M. Brooks and Kristopher W. Shaw, Co-PRs of Est Kim Shaw Ag Land County Name Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 300,000.00 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Yes Yes (A) Status Unimproved If yes, is the required affidavit attached to this filing? ownership transferred in full? (If No, explain the division.) Cemetery Bill of Sale Improved See 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.

Paul A. Stoner Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative Attached S N Webster - 91 No No. Seller X Y Death Certificate – Transfer on Death Chaper Corrective Conservator To be filed with the Register of Deeds.
 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. Commercial かって Aunt or Uncle to Niece or Nephew S N Multi-Family Single Family Brothers and Sisters 18b Vacant land 10 Type of Transfer Value of Stamp or Exempt Number \$ 675.00 Court Decree State Auction Agricultural Yes Register of Deed's Use Only Recreational Industrial ☐ Distribution Exchange Easement Executor No No Distribution 2000e 33503 Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Grantor Trust Gift Foreclosure Land Contract/Memo Mineral (B) Property Type 30 Recording Data Grantee Phone Number Mineral Interests-Producing Grantee's Name (Buyer)
Paul A. Stoner and Amber Stoner
Street or Other Mailing Address
[13] Grantees 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer
Mo. S Day 14 Yr. 2024 19 Name and Address of Person to Whom the Tax Statement Should be Sent 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Nonproducing mail Address Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

Yes Southern Title, LLC No Partition Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Yes S No Personal Rep. Partition Quit Claim Step-parent and Step-child Self Spouse NE
Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation?
Yes Sale <del>()</del> Revocable Trust Satisfaction of Contract □ N 1516 ☐ Trust/Trustee☐ Warranty Sheriff 4 Date of Deed State Assessed
Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 22 \$ 24 Other Trustee to Beneficiary Day Transfer on Death Other (Explain) Other Date For Dept. Use Only Phone Nu 300,000,00 300,000,00 Mobile Home <u></u> 2024 Zip Code  $\hat{\Omega}$ 689

As to: An undivided ½ interest in and to: The Northeast Quarter of the Northwest Quarter; the West Half of the Northeast Quarter; and the West Half of the Southeast Quarter; of Section Nineteen (19), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska AND

311' West; thence 420' South, thence 311' East to the point of beginning An undivided ½ interest in and to: The Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Eighteen (18), Twonship three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract starting at the SE corner of said SW1/4SE1/4, thence 33. North, to the point of beginning; thence 420' North; thence

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 14 day of ALA A.D., 20 24 at 1:06 o'clock A M. Recorded in Book 2024 on Page 1516 - 1518 county Clerk 22.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
8 - 14 - 14

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

# PERSONAL REPRESENTATIVE'S DEED

other valuable consideration received from GRANTEES, Paul A. Stoner and Amber Mandi M. Brooks and Kristopher W. Shaw, Co-Personal Representatives of the Estate of common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201): Stoner, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in Kim Lee Shaw, Deceased, Grantors, in consideration of ONE DOLLAR (\$1.00) and

West Half of the Northeast Quarter; and the West Half of the Southeast Quarter; of Section Nineteen (19), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska AND An undivided 1/2 interest in and to: The Northeast Quarter of the Northwest Quarter; the

420' South, thence 311' East to the point of beginning thence 33' North, to the point of beginning; thence 420' North; thence 311' West; thence Webster County, Nebraska, EXCEPT a tract starting at the SE corner of said SW1/4SE1/4, An undivided 1/2 interest in and to: The Southeast Quarter of the Southwest Quarter Section Eighteen (18), Twonship three (3) North, Range Ten (10) West of the 6th P.M., (SE1/4SW1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of

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 () 8 / 09 / , 2024.

of the Estate of Kim Lee Shaw, Deceased Mandi M. Brooks, Personal Représentative Charles vipustative

STATE OF Florida

COUNTY OF Hillsburney r

) )ss. )

The foregoing instrument was acknowledged before me on 08,09, 2024, Mandi M. Brooks, Co-Personal Representative of the Estate of Kim Lee Shaw, Deceased.

Notary Public

Srittany Glover
Comm.: HH 338383
Expires: December 5, 2028
Notary Public - State of Florida

of the Estate of Kim Lee Shaw, Deceased Kristopher M. Shaw, Personal Representative

STATE OF Nebrasko

COUNTY OF CLAUR

)ss.

Deceased. The foregoing instrument was acknowledged before me on Hanks Y., Kristopher M. Shaw, Co-Personal Representative of the Estate of Kim Lee Shaw,

GENERAL NOTARY - State of Nebraska
CHRIS E. GREGORY
My Comm. Exp. March 12, 2025